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YOUR PREMIUM AGENT

**463 STREETS BROOK ROAD  
SOLIHULL  
B91 1LA**

This delightful five-bedroom family home offers spacious, well-maintained living areas, including three reception rooms and a large breakfast kitchen. With two en-suite bathrooms, fitted wardrobes in every bedroom, and a beautifully landscaped garden, this home combines comfort with practicality. Close to Solihull Station and Town Centre.



# 463 STRETSBROOK ROAD

Located near Solihull Station and the Town Centre, this stylish five-bedroom property provides a perfect setting for family living. The welcoming hallway leads to three spacious reception rooms, offering versatile spaces for both relaxation and entertaining. The large breakfast kitchen is complemented by a utility room with direct access to the double garage, adding convenience and functionality. The option to open up the snug to create a more open-plan layout makes this home even more appealing.

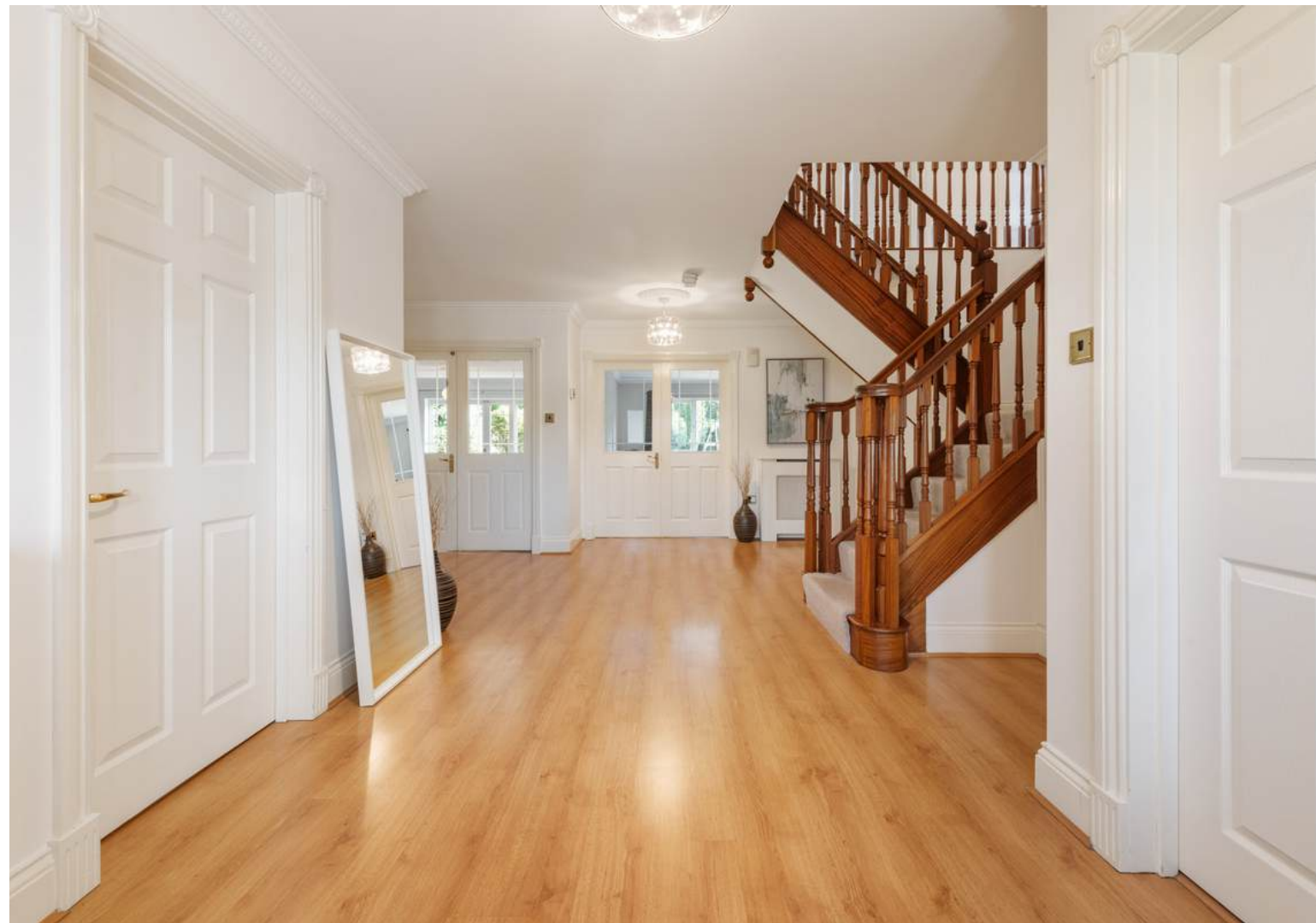
Upstairs, the spacious landing leads to five generous double bedrooms, each with fitted wardrobes. The principal bedroom and second bedroom both benefit from en-suites, ensuring privacy and comfort. The remaining bedrooms are all large and share access to a well-appointed family bathroom. Outside, the expansive patio and landscaped garden provide an excellent space for outdoor entertaining, complete with a pergola and summer house for added charm.











Stepping into this property, you are welcomed by a spacious and light-filled hallway that sets the tone for the rest of the home. To the front of the property, a versatile reception room serves as a playroom, providing a dedicated space for children to enjoy. Moving through, you find the heart of the home—a large, comfortable lounge at the rear, complete with doors that open onto the patio, making it an ideal spot for relaxation or entertaining. The snug lounge, perfect for cosy family evenings, also overlooks the garden, while the fitted office offers a quiet retreat for homeworking.

The breakfast kitchen is well-appointed with ample storage and workspace, and the adjacent utility room provides added convenience with access to the double garage. There's plenty of potential here to reconfigure the layout and create a large, open-plan kitchen-diner by incorporating the snug, with the option to add sliding doors or bi-folds for a modern, airy feel.









Ascending the staircase, you are met with a large open landing that leads to five impressively sized double bedrooms. The principal bedroom is positioned at the rear of the house, offering privacy and tranquillity with its own en-suite bathroom. The second bedroom, located above the garage, is equally spacious and benefits from its own en-suite, making it perfect for guests or older children.

Each of the remaining bedrooms is generously proportioned, with fitted wardrobes ensuring ample storage space in every room. There's no small or box room here—each bedroom offers plenty of space for furniture and personalisation. These rooms share access to a stylish family bathroom, designed with both practicality and comfort in mind.













The outdoor space is a true highlight of this property, offering both practicality and charm. A large patio stretches across the rear of the house, providing ample room for outdoor furniture, barbecues, or summer gatherings. Beyond the patio lies a well-maintained lawn, ideal for children to play or for gardening enthusiasts to cultivate. The garden is further enhanced by a pergola that leads to a serene summer house area, perfect for relaxing in the warmer months.

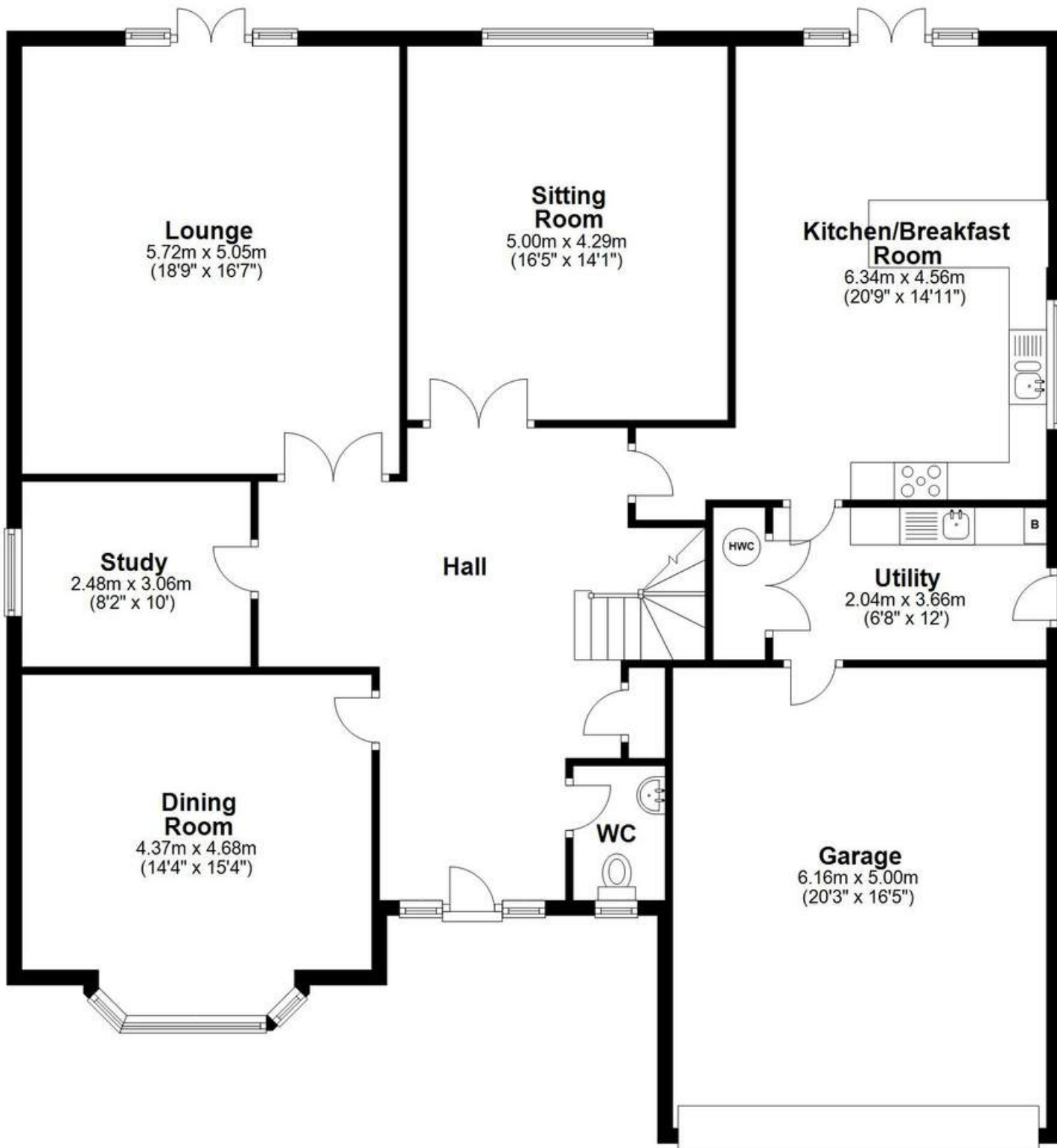
The double garage is easily accessible from both the house and the garden, offering generous storage space for vehicles or additional belongings. The driveway at the front provides ample off-road parking for multiple cars.





### Ground Floor

Approx. 178.0 sq. metres (1915.9 sq. feet)



### First Floor

Approx. 176.0 sq. metres (1894.3 sq. feet)



Total area: approx. 354.0 sq. metres (3810.1 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.



## FEATURES

- Five Large Double Bedrooms
- Three Stylish Reception Rooms
- Spacious Breakfast Kitchen with Utility Room
- Principal Bedroom with En-Suite
- Second Bedroom with En-Suite
- Fitted Wardrobes in all Bedrooms
- Large Rear Patio for Entertaining
- Beautifully landscaped garden with summer house
- Double garage with driveway

**SIZE** Total - 3, 810 sq ft

**TENURE** Freehold

**SOLIHULL METROPOLITAN COUNCIL - G**

## SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

## BROADBAND

Type	Max download speed	Max upload speed
Standard	17 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	1000 Mbps	1000 Mbps

**Network in the area:** Openreach, Virgin Media, CityFibre

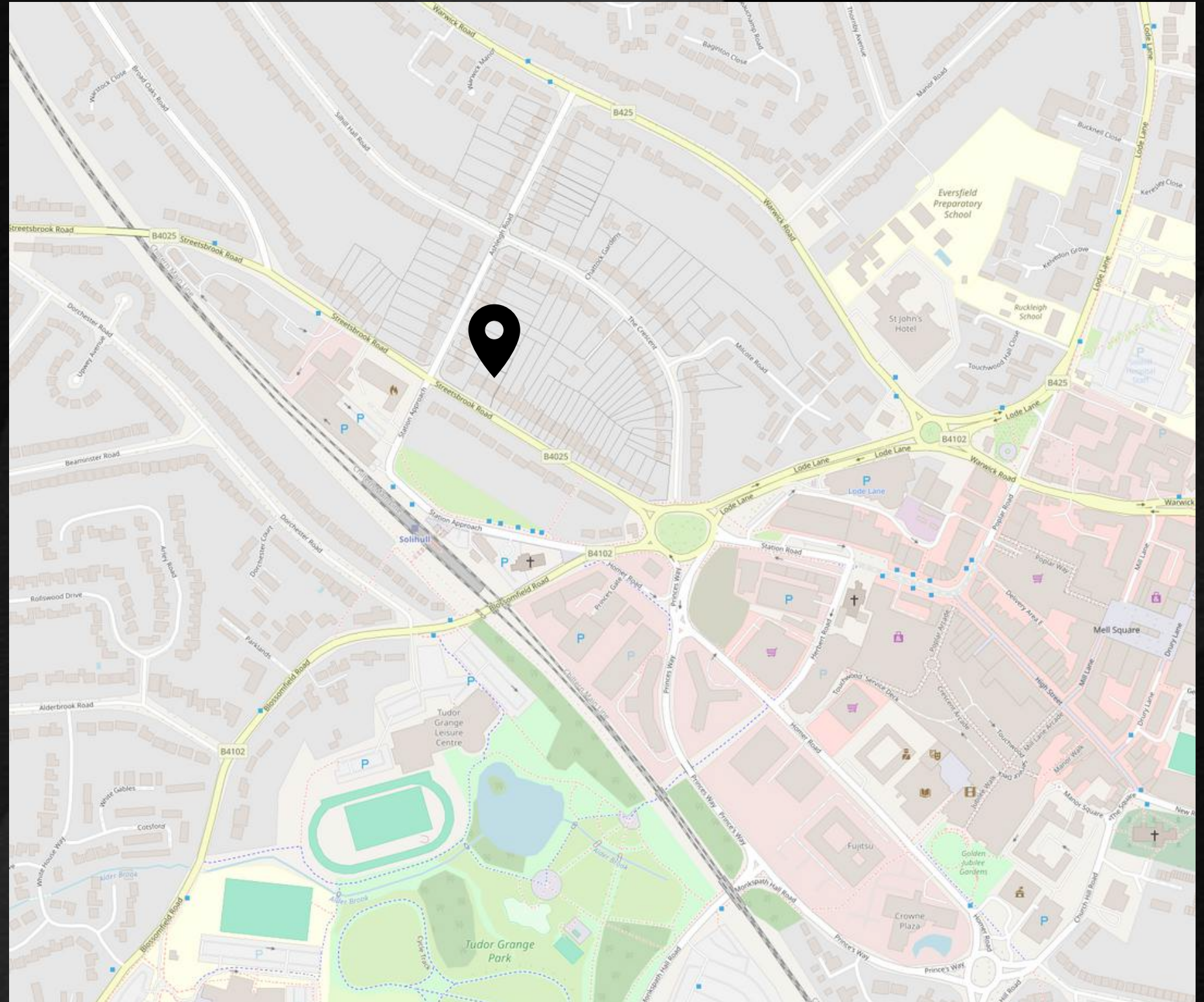
## VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.\*



## LOCATION

Situated within a prime location close to Solihull's vibrant town centre, this property enjoys all the conveniences of suburban living. Excellent transport links are provided by the nearby Solihull Station, offering easy access to Birmingham and beyond. The M42 and M40 motorways provide fast commuter links to the M1, M5 and M6. Birmingham International Airport is just a short drive away.

Families will appreciate the abundance of local amenities, including well-regarded schools, parks, and shopping facilities, all within a short distance. The surrounding area is known for its community feel, with local cafes, restaurants, and leisure facilities adding to the appeal of this desirable neighbourhood.



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Call us on **01564 777314 (option 4)**

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