



**DM&Co.**  
YOUR PREMIUM AGENT

**BROOKHAMPTON  
DINGLE LANE  
SOLIHULL  
B91 3PE**

A beautifully extended, large, modern five-bedroom, detached home spread over more than 4,000 sq ft, boasting three en-suites, a family bathroom, four reception rooms, a south-facing garden, luxury kitchen-diner, double garage, and in-and-out driveway close to exceptional schools and enjoying a generous 1/3 acre plot.







## BROOKHAMPTON, DINGLE LANE

This is a perfect family home for those looking to upsize, offering a stylish yet practical layout and well presented interiors throughout. Set in the sought-after area of Solihull, this substantially extended and reconfigured five-bedroom detached home combines space, versatility, and stylish living. With an inviting, well-maintained exterior and a spacious in-and-out driveway, this property offers ample parking alongside a large garage for convenience.

Its location is ideal, within a short distance of Solihull Train Station and the popular Touchwood shopping centre.



Stepping inside, the bright and airy entrance hallway immediately sets the tone for this thoughtfully designed home. To the right of the hallway, a versatile reception room awaits, perfect for use as a cinema or family room. The heart of the home lies in the luxurious expansive, open plan Poggenpohl kitchen, living, and dining space, complete with integrated high-end appliances, generous storage, and ample seating for hosting or everyday living. A separate utility room and cloakroom provide further functionality and organisation.









To the rear, the main living room stands out with its cosy integrated log burner and charming views of the expansive south-facing garden, creating a warm and welcoming space for family gatherings. Adjacent is a games room that could easily double as a snug or additional lounge area, also benefiting from garden access. Completing the ground floor is a spacious gym, offering flexible use for those seeking an extra home office, hobby room, or studio space. Internal garage access from the hallway further enhances the practicality of the layout.





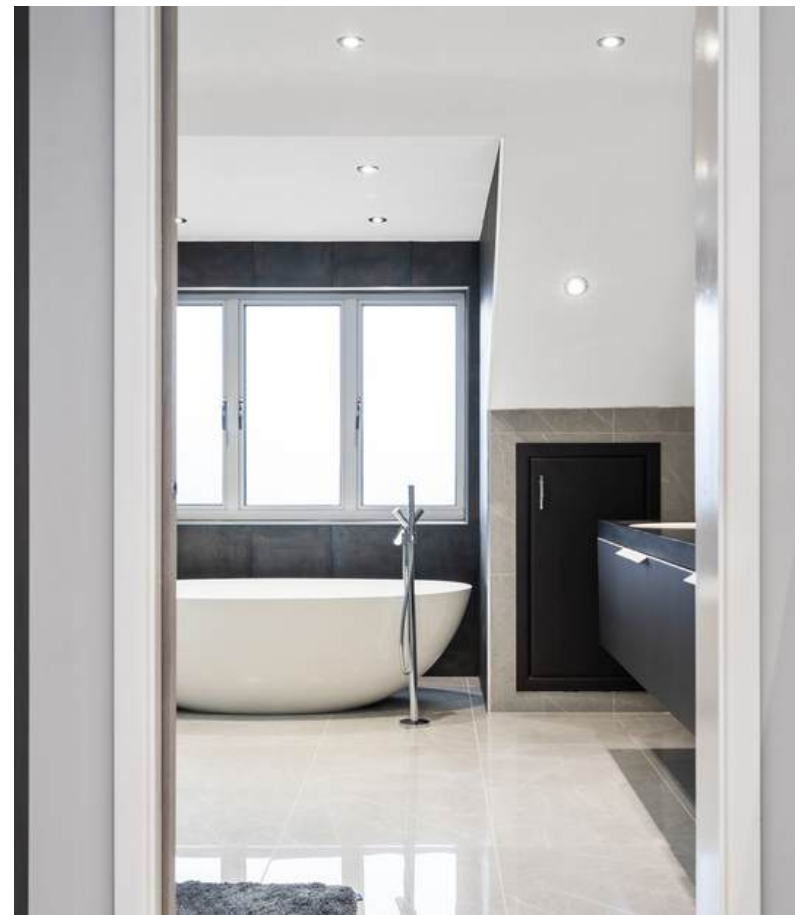
Upstairs, the spacious landing leads to five generously proportioned double bedrooms. The principal bedroom is a true highlight, featuring a Juliet balcony, vaulted ceiling and a fantastic dressing room with ample storage, an integrated coffee machine, and a fridge for added luxury. The en-suite bathroom is equally impressive, boasting a freestanding bath, his and hers sinks and an a huge walk in rainfall shower.

The second and third bedrooms are both substantial and feature fitted wardrobes and private en-suites, making them ideal for growing families or visiting guests. The fourth bedroom enjoys a front-facing position, while the fifth is currently utilised as a home office, demonstrating the versatility of the home's layout.

A beautifully appointed family bathroom completes the upstairs, with the convenience of both a freestanding bath and a separate shower.















Outside, the rear of the property features a large, private, south-facing garden that provides plenty of space for entertaining. The garden can be accessed from multiple rooms on the ground floor, allowing a natural flow between indoor and outdoor spaces. Side access and the integral garage further add to the home's convenience and functionality.

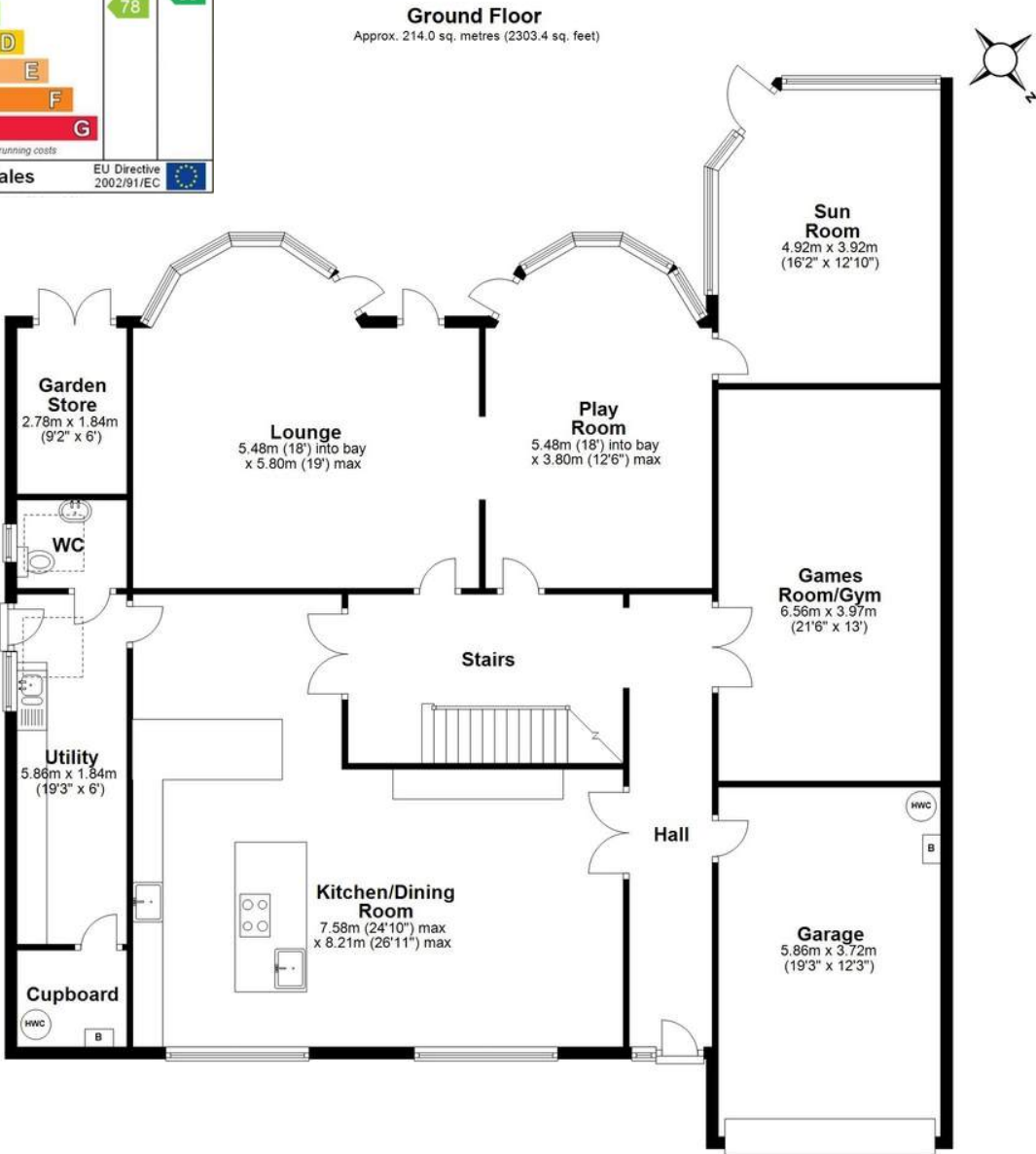








| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) A                                     |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |



Total area: approx. 380.7 sq. metres (4097.9 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

- Extended Five Bedroom Detached Home
- Three Ensuites and Family Bathroom
- Four Spacious Versatile Reception Rooms
- Luxury Poggenpohl Kitchen With Integrated Appliances
- Principal Bedroom With Juliet Balcony
- Large South Facing Private Garden
- Double Garage and Ample Parking
- In And Out Driveway Access
- 0.3 Acre Plot
- Short Distance To Solihull Station

**SIZE** Total - 4,097 sq ft

**TENURE** Freehold

**SOLIHULL METROPOLITAN BOROUGH 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  | 14 Mbps            | 1 Mbps           |
| Superfast | 104 Mbps           | 20 Mbps          |
| Ultrafast | 1000 Mbps          | 1000 Mbps        |

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

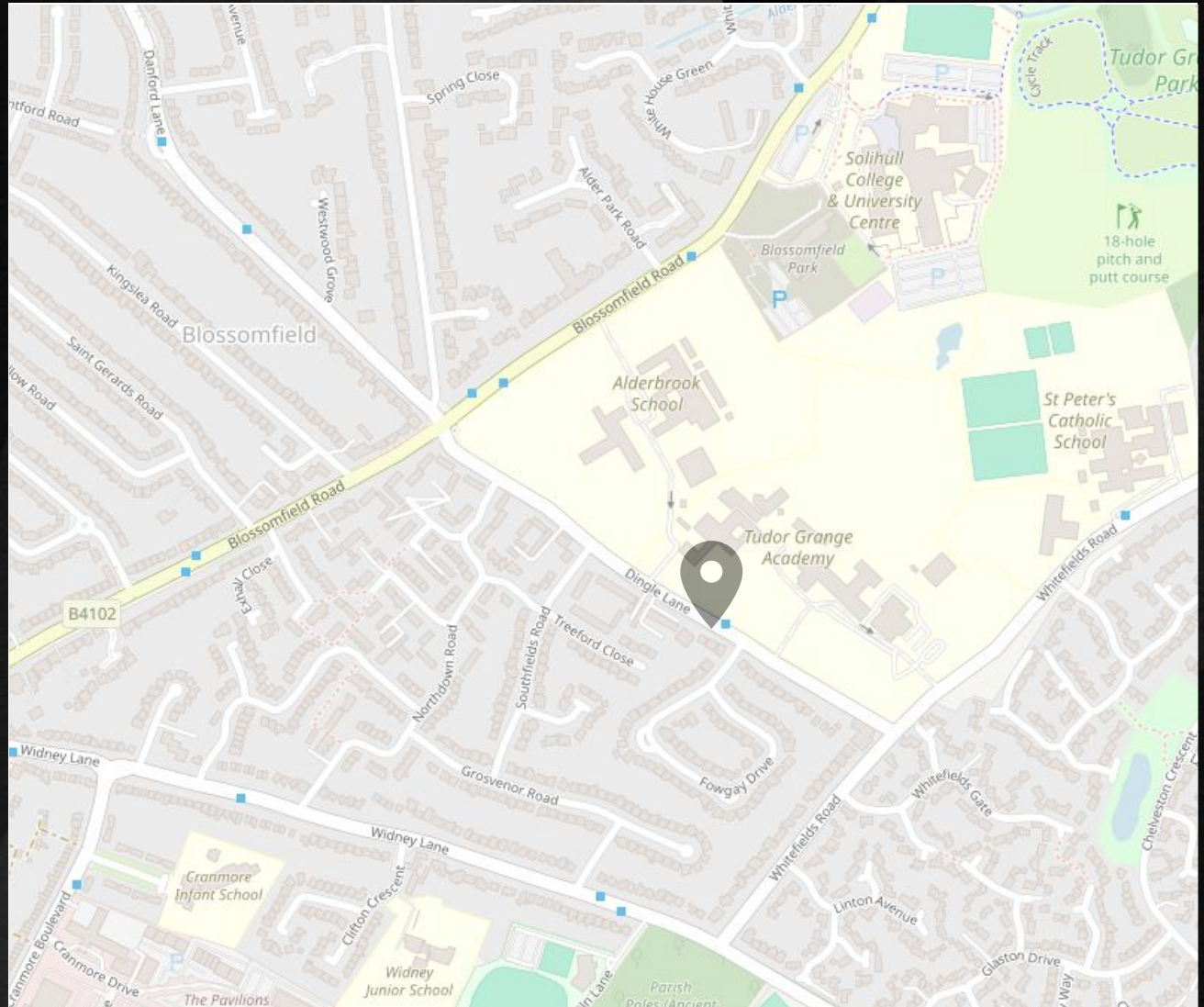
## VIEWING

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 are 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

Nestled within the vibrant community of Solihull, residents enjoy a myriad of amenities. The renowned Touchwood Shopping Centre offers a diverse retail experience while the Tudor Grange Swimming Pool and Leisure Centre cater to fitness and relaxation needs. Esteemed public and private schools accommodate all age groups, ensuring quality education is within reach. With swift commuter train services and major motorways just a short drive away, connectivity is effortless.



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**YOUR PREMIUM AGENT**

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

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