



**DM&Co.**  
YOUR PREMIUM AGENT

**178 DINGLE LANE  
SOLIHULL  
B91 3PB**

This updated and extended family home offers an ideal blend of space, comfort and convenience. Behind its gated frontage lies a home designed with modern living in mind, making it an excellent choice for growing families. Spread over two floors, it balances generous reception areas with practical touches and inviting outdoor space.







# 178 DINGLE LANE

This extended family home combines space, comfort and convenience. Behind its gated frontage, it has been designed for modern living, making it ideal for growing families. Set over two floors, it offers generous reception areas, practical features and inviting outdoor space.

The ground floor is arranged for everyday life and entertaining. Two reception rooms provide flexibility, one as a TV room and the other a formal lounge with feature fireplace. The re-fitted breakfast kitchen and living area forms the heart of the home, finished with sleek dark blue units and a log burner for character. Wide bi-fold doors open to the garden, linking inside and out.

Upstairs are five bedrooms, three with en-suites, plus a family bathroom. The fifth bedroom, at the front, works well as a single or study.

Outside, a gated driveway provides parking for several vehicles, while the south west facing rear garden is ideal for entertaining with a new patio and discreet evening lighting.

Families will value the location within walking distance of Tudor Grange, Alderbrook and St Peters schools and Solihull town centre with its shops, restaurants and amenities.





From the moment you step through the double doors into the large reception hall, the sense of space is clear. To one side, the converted garage now offers a sizeable reception room, perfect for use as a TV snug or playroom. To the other, a spacious lounge features a traditional fireplace and double doors that lead through to the extended kitchen and family area. Here, contemporary meets comfort, with handle less dark blue kitchen units and integrated appliances balanced by a log burner in the cosy lounge corner. Bi-fold doors flood the space with light and open directly onto a recently laid patio, making this the true hub of the home. A well-planned utility, with direct access to the garden, completes the downstairs.















The first floor offers excellent sleeping arrangements across five bedrooms. Four of the rooms are doubles, three of which have en-suite shower rooms for added convenience and privacy. The family bathroom serves the remainder of the floor.

The fifth bedroom, positioned to the front, is a well-sized single with potential as a nursery or home office. A wide landing ties the layout together, creating a sense of light and openness on the upper floor.







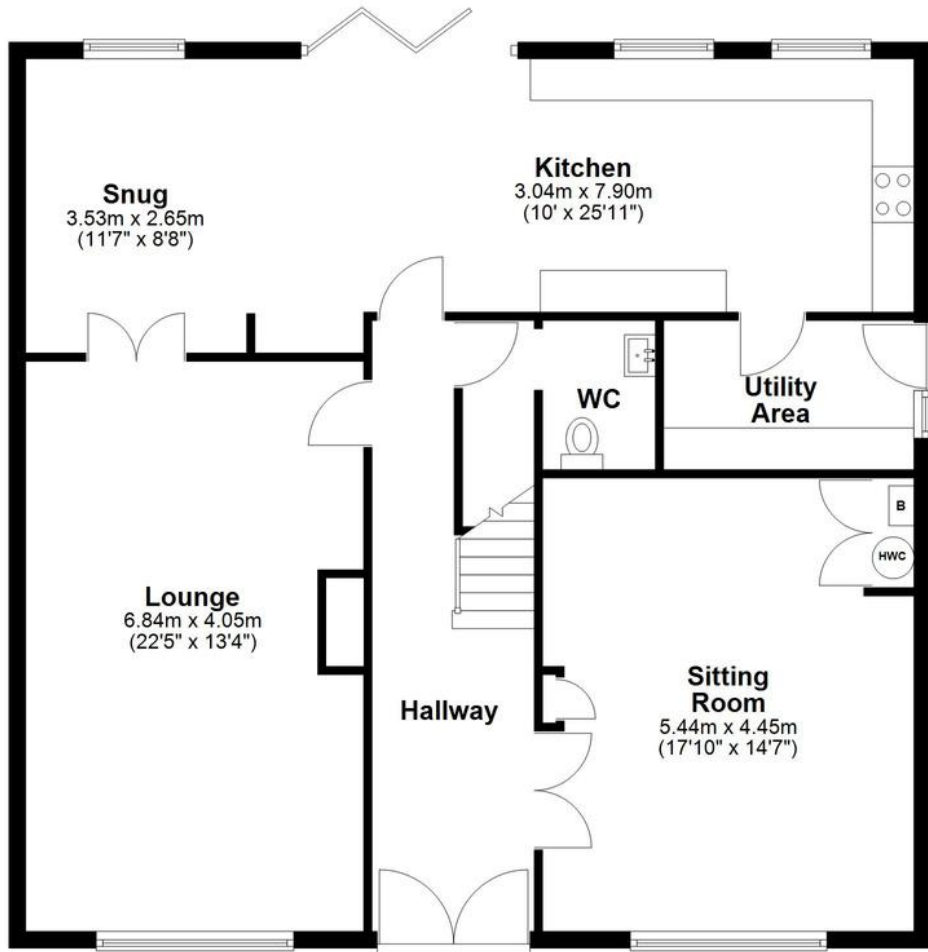






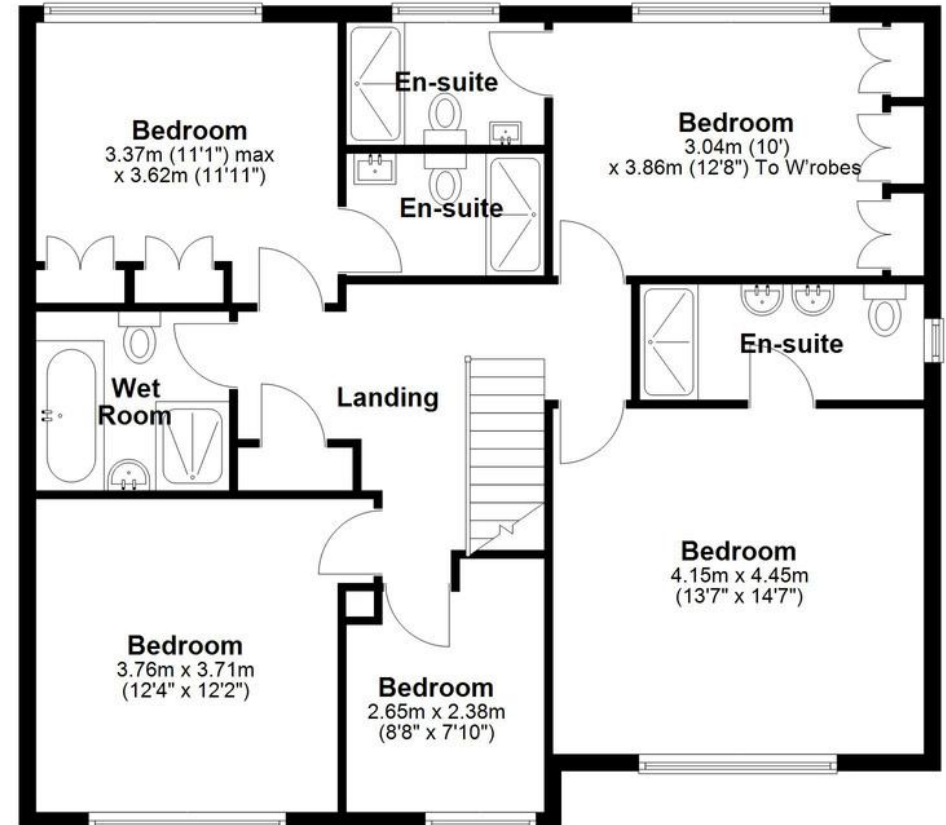
## Ground Floor

Approx. 111.3 sq. metres (1197.5 sq. feet)



## First Floor

Approx. 97.8 sq. metres (1052.4 sq. feet)



Total area: approx. 209.0 sq. metres (2249.9 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

- Gated Driveway with Ample Parking
- Five Bedrooms with Three En-Suites
- Two Generous Reception Rooms
- Modern Breakfast Kitchen Living Space
- Cosy Log Burner in Kitchen
- Bi-fold Doors to Rear Patio
- South West Facing Private Garden
- Large Patio with Discreet LED Lighting

## SIZE

Total - 2,249 sq ft

## TENURE

Freehold

## SOLIHULL METROPOLITAN BOROUGH COUNCIL – F

## 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  | 15 Mbps            | 0.9 Mbps         |
| Superfast | 1000 Mbps          | 1000 Mbps        |

**Network in the area:** OpenReach, Virgin Media & City Fibre

## MOBILE

**Network in the area:** Vodafone, 02, EE, Three

## PARKING

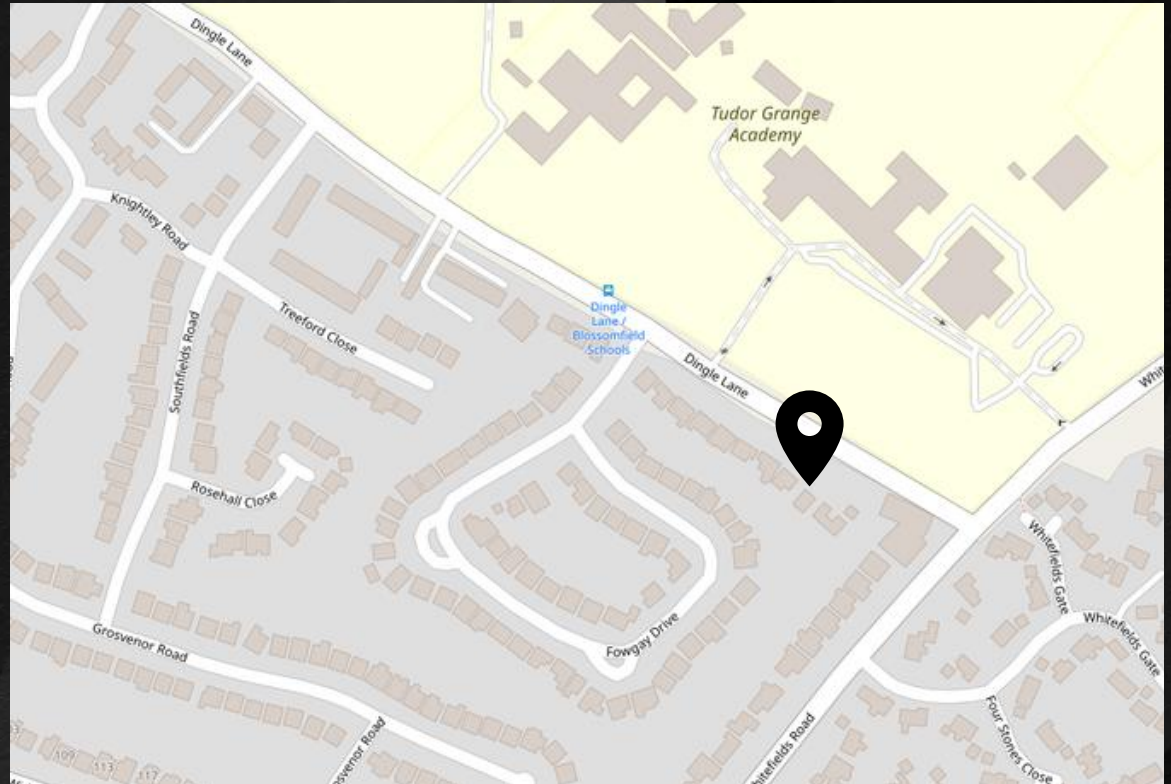
Driveway Parking

## FLOOD RISK

No Risk

## COVENANTS

N/A



## 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.

## 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 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.\*



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

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