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**RUSHBROOK HOUSE
136 NORTON LANE
TIDBURY GREEN
B90 1QT**

A spacious modern four bedroom home tucked away in a quiet cul-de-sac on a private drive. Ideally positioned for scenic countryside walks and Earlswood Lakes, with train stations just minutes away.

136 NORTON LANE

Tucked away at the end of a quiet cul-de-sac, this stylish four bedroom detached home offers well-balanced accommodation perfect for modern family living. With a spacious lounge centred around a feature log burner, a versatile study and an open plan kitchen, diner, living area with French doors to the garden, the ground floor is thoughtfully designed. Upstairs, three en-suite bedrooms and a Jack and Jill bathroom provide comfort and convenience, complemented by ample storage and a generous principal suite. A private rear garden with a summer house, a detached double garage and off-road parking add to its appeal, all within a semi-rural setting close to transport links and Solihull.





The home welcomes you via a canopy porch into a bright entrance hallway, setting a warm and inviting tone. To the front sits a separate study with built-in furniture, ideal for working from home. The lounge is a comfortable retreat, complete with a log burner that creates a focal point and an inviting feel on cooler evenings. The heart of the home lies to the rear, where a spacious open plan kitchen, diner, living area has been carefully finished with integrated appliances and sleek surfaces. French doors connect seamlessly to the garden, flooding the space with light and making it perfect for both entertaining and everyday family life. A generously sized utility room provides practical space for household needs, while a cloakroom off the hallway completes the ground floor layout.







The first floor is centred around a well-proportioned landing with space for a seating area. Four double bedrooms are found here, three benefitting from built-in wardrobes and three enjoying their own en-suite shower rooms. The principal bedroom stands out with its size and thoughtful layout, featuring access to a Jack and Jill family bathroom complete with a bath and separate shower. Each bedroom is finished with a sense of style and functionality, making them equally suited to family members or visiting guests. The balance of private bathrooms and shared spaces ensures both comfort and practicality, all enhanced by natural light and a carefully considered design.



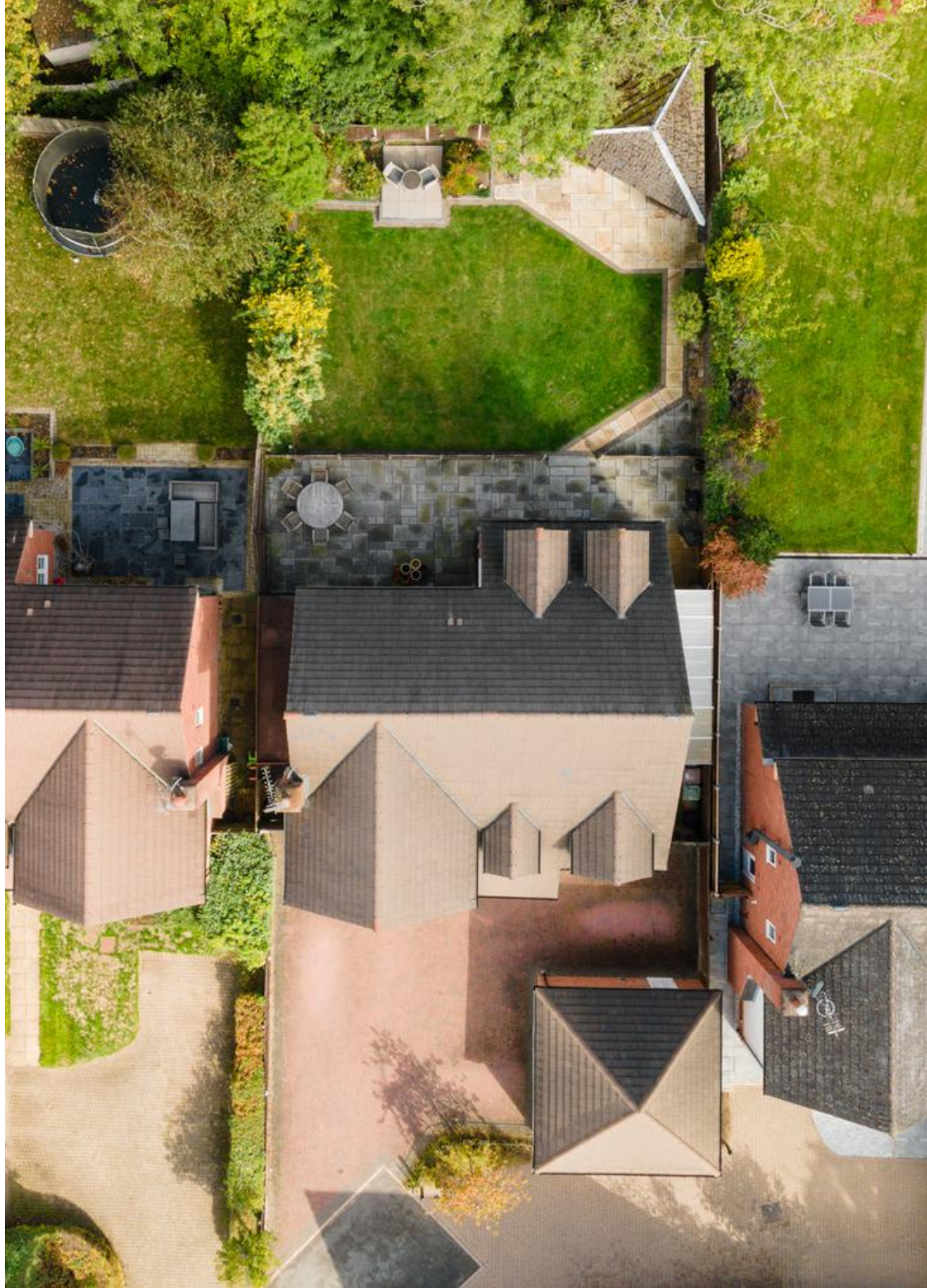


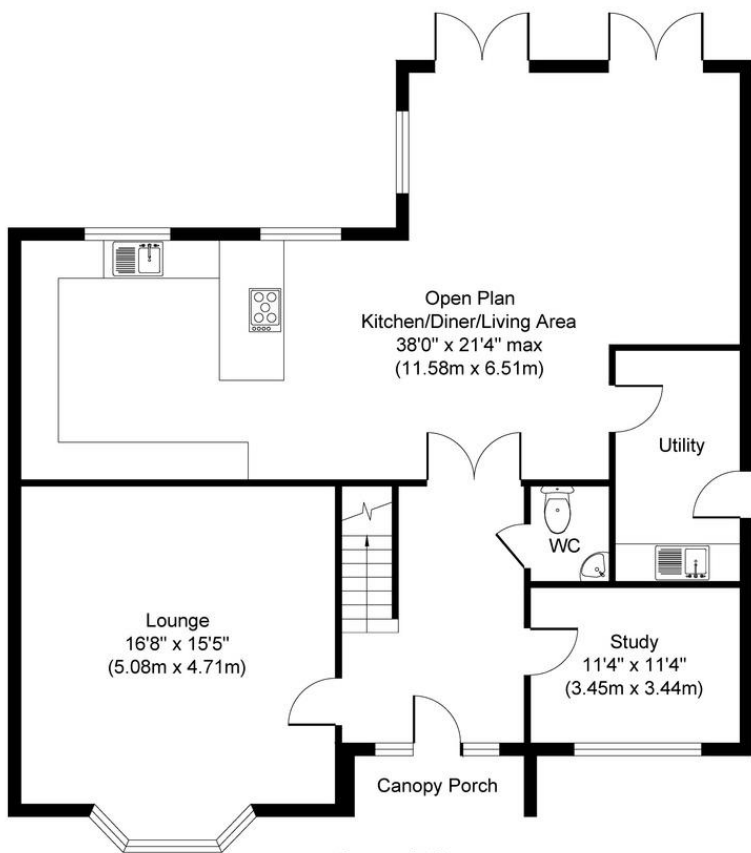




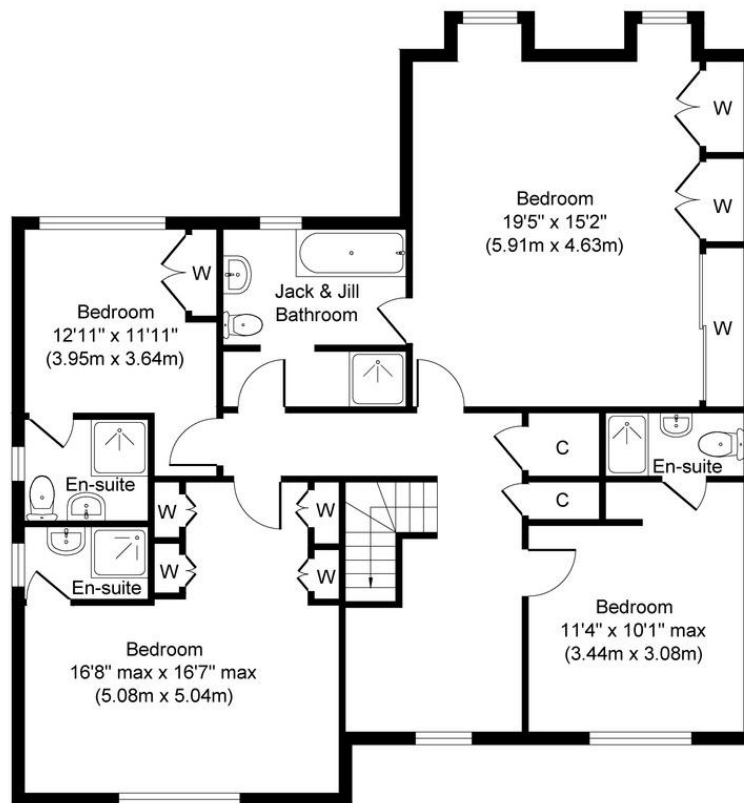


Outside, the property is approached by a private drive that leads to ample parking and a detached double garage. The garage provides secure storage or workshop space, complementing the generous driveway. Side access guides you to the rear garden, which is bordered by mature shrubs and offers both privacy and charm. A paved patio provides a natural extension of the living space for outdoor dining, while the summer house at the far end creates a versatile retreat, whether for relaxation, hobbies or additional entertaining. Accessed via the garden is a useful timber constructed storage/hobby area built against the side of the house which has power and light.

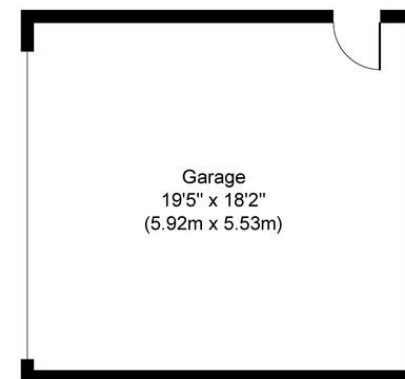




Ground Floor
 Approximate Floor Area
 1199 sq. ft
 (111.42 sq. m)



First Floor
 Approximate Floor Area
 1199 sq. ft
 (111.42 sq. m)



Garage
 Approximate Floor Area
 352 sq. ft
 (32.73 sq. m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

FEATURES

- Beautifully Presented Detached Property
- Four Double Bedrooms
- Three En-Suite Facilities Plus Jack & Jill Bathroom
- Spacious Lounge with Log Burner
- Open Plan Kitchen, Diner, Living Room
- Separate Study with Fitted Furniture
- Private Garden with Summer House
- Detached Double Garage and Driveway
- Peaceful Cul-de-Sac in Semi-Rural Location
- Tudor Grange Academy Catchment Area

SIZE Total - 2,398 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	2000 Mbps	2000 Mbps

Network in the area: OpenReach

MOBILE

Network in the area: Vodafone, 02, EE

PARKING

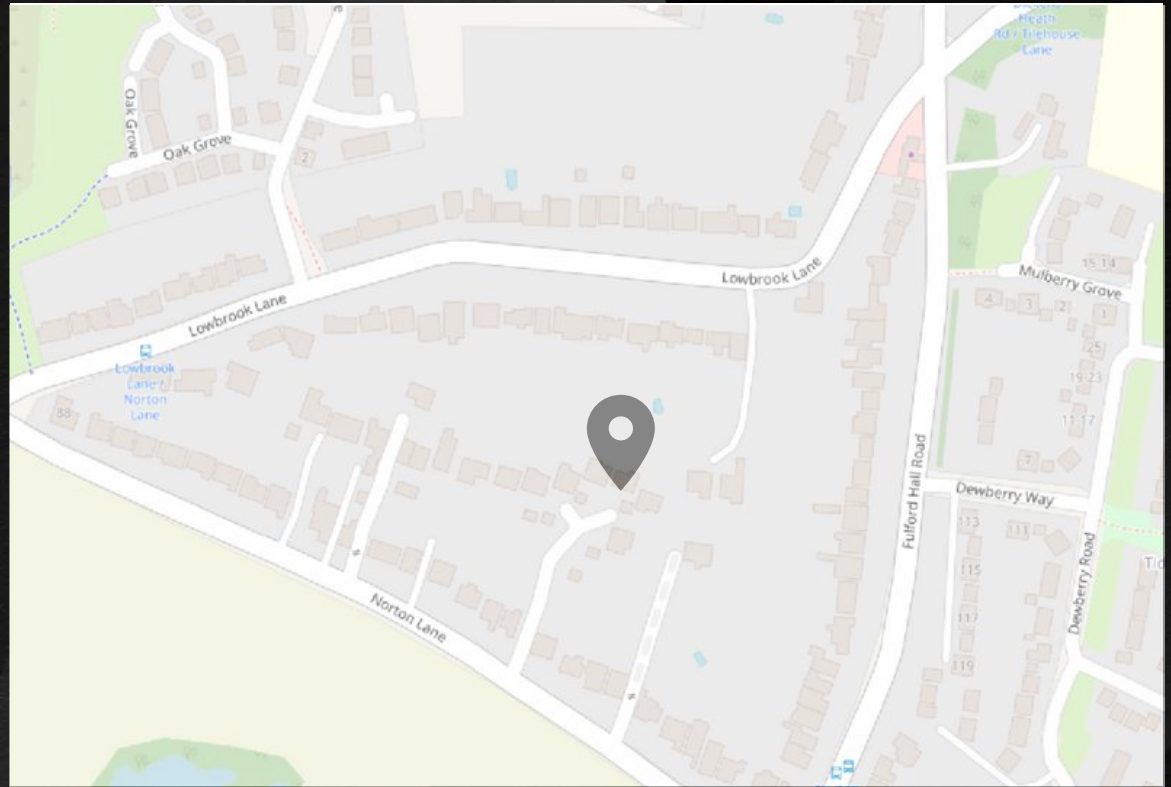
Double Garage and Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

Positioned in a peaceful cul-de-sac, the property benefits from a semi-rural setting while maintaining excellent connections. Scenic countryside walks and the popular Earlswood Lakes are close by, offering a tranquil backdrop for outdoor activities. For commuters, the nearby train station provides direct routes into Birmingham and beyond and Solihull town centre is only a short drive away with its array of shops, restaurants and leisure facilities. The M42 motorway is also close at hand offering fast links to the Midlands motorway network and beyond. The location combines the best of quiet surroundings with convenient access to modern amenities.

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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