

Horton & Senate



7 Dewberry Road, Tidbury Green, Solihull, B90 1UH

£775,000

- Beautifully Presented Four Bed Detached Home
- Tudor Grange Catchment
- Walk In Wardrobe To Master Bedroom
- Open Plan Kitchen With AEG Integrated Appliances/Dining Area Plus Utility
- Sought After Location
- Four Double Bedrooms
- Driveway With Space For Off Road Parking & Single Garage
- Immaculate Throughout
- En Suite To Both The First And Second Bedroom Plus A Family Bathroom And Downstairs WC
- Private Rear Garden

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This immaculate four-bedroom detached house presents an exceptional opportunity for families seeking a spacious and modern home. The property boasts a contemporary open-plan kitchen, equipped with high-quality AEG integrated appliances, perfect for culinary enthusiasts and entertaining guests alike.

This residence is situated within the catchment area of the esteemed Tudor Grange Academy, making it an attractive choice for families prioritising education. The house features en suites in both the master bedroom and the second bedroom, adding a touch of luxury and convenience for residents.

4

3

2

B

Council Tax Band: F



Property

Approach

Via tiled driveway with space for off road parking for several vehicles. Access to the garage and side access to the rear garden.

Hallway

Doors to all ground floor rooms, a central heating radiator. Storage cupboard/cloakroom.

Downstairs WC

Double glazed window to the front elevation, tiled floor and part tiled walls. WC, wash basin, and a central heating radiator.

Front reception

5.44m (max) x 3.76m (17'10" (max) x 12'4")
Double glazed bay window to the front elevation, central heating radiator.

Kitchen

3.89m x 3.27m (12'9" x 10'9")
Floor to ceiling double glazed window. A range of wall and floor based units with surface over, inset sink with mixer tap and a kitchen island with storage. AEG integrated oven, hob, hood, microwave, fridge freezer and dishwasher.

Dining area

3.58m x 3.10m (11'9" x 10'2")
Open plan dining area with French doors overlooking and leading to the rear garden.

Family room

3.50m x 3.19m (11'6" x 10'5")
Central heating radiator, French doors leading to the rear garden.

Rear garden

Patio area leading to a lawn with bushes and shrubs to borders, and two flower beds.

First floor

Landing

Access to the loft, double glazed window to the front elevation. Central heating radiator.

Bedroom one

4.06m (max) x 3.75m (max) (13'4" (max) x 12'3" (max)
Double bedroom with a double glazed bay window to the front elevation, central heating radiator. Walk in wardrobe leading to the en suite.

En suite (to bedroom one)

2.27m x 1.50m (7'5" x 4'11")
Double glazed window to the side elevation. WC, wash basin, walk in shower.

Bedroom two

4.94m (max) x 3.77m (max) (16'2" (max) x 12'4" (max)
A double bedroom with double glazed window to the rear elevation, central heating radiator and access to the en suite.

En suite (to bedroom two)

2.47m x 1.41m (8'1" x 4'7")
Double glazed window to the side elevation. WC, wash basin, walk in shower.

Bedroom three

4.62m x 2.92m (15'2" x 9'7")
A double bedroom with a double glazed window to the front elevation, central heating radiator, and built in storage.

Bedroom four

3.80m x 2.96m (12'5" x 9'8")
A double bedroom with a double glazed window to the rear elevation, central heating radiator.

Family bathroom

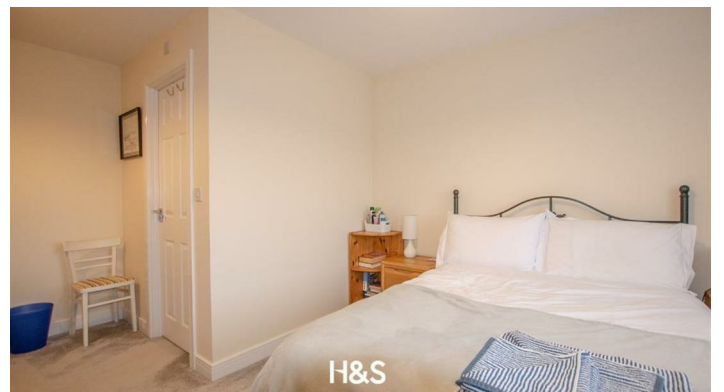
2.99m x 1.70m (9'10" x 5'7")
Suite comprises of a panelled bath, WC, wash basin, and separate walk in shower. A double glazed window to the rear elevation.

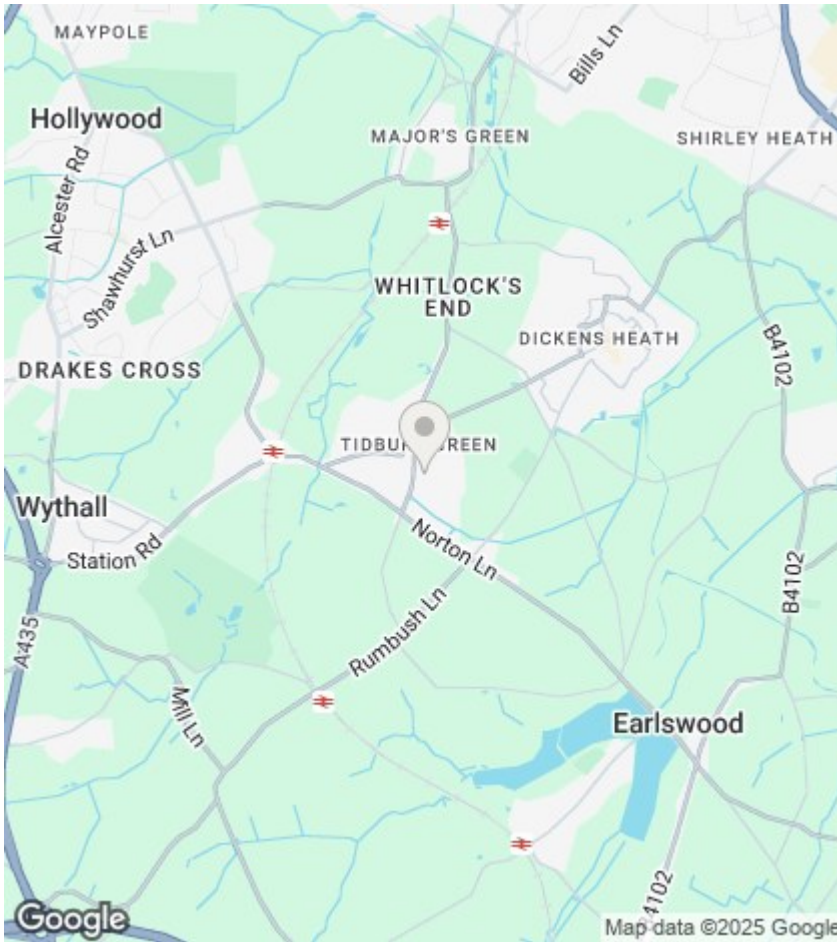
Tidbury Green

Tidbury Green is a charming village in the Metropolitan Borough of Solihull, West Midlands, known for its rural character and strong community spirit. Surrounded by mature oak trees and open green spaces, it offers a peaceful atmosphere while remaining well-connected via the M42. The village features a mix of detached homes, with

Tidbury Green School at its heart. Residents enjoy local parks, family-friendly events, and proximity to attractions like the Transport Museum Wythall. Despite increased traffic, Tidbury Green maintains its tranquil appeal, making it an attractive location for those seeking a balance between countryside living and urban accessibility.







Directions

Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(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 2002/91/EC	

Ground Floor



First Floor

