

Andrew Grant  
PRESTIGE & COUNTRY



7 Marsh Lane

Solihull, B91 2PG





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4 Bedrooms 2 Bathrooms 3 Reception Rooms

“An elegant 1930’s four bedroom family home with loft conversion on sought-after Marsh Lane, offering an extended kitchen, bright reception rooms, study, garage and a landscaped garden...”

Scott Richardson Brown CEO

- A period four-bedroom detached home with original period detailing and modern upgrades throughout.
- Extended kitchen with island, quality fixtures and breakfast area.
- Large reception rooms offering generous entertaining space.
- Landscaped rear garden with multiple seating areas and mature planting.
- Private driveway with ample off-road parking and integral garage.
- Located on the prestigious Marsh Lane with excellent schools and amenities nearby.



1803 sq ft (167.6 sq m)





## The hallway

The entrance hall makes a welcoming first impression, with attractive leaded glazing and stained glass decorative inserts to the door and flanking windows. A timber floor runs through this generous central space, which connects all principal ground floor rooms. The staircase rises ahead with a storage cupboard beneath. Light from both front and rear gives the hallway an open and balanced feel, complemented by period-style mouldings and understated detailing throughout.







## The kitchen

This well-proportioned kitchen features a central island with natural wood surface and seating for casual dining. Complemented by a mixture of granite and wooden work surfaces and tiled floor, the design incorporates sleek cabinetry, integrated appliances and inset lighting.







A wide window overlooks the garden, flooding the room with light. A side door provides convenient access to the utility area and cloakroom beyond, from here a rear exterior door leads directly to the patio, ideal for alfresco dining.







## The dining room

Located at the front of the house, the dining room enjoys a large bay window with leaded glass and stained glass, as well as original picture rails. The chimney breast is home to a classic 1930s fireplace, creating a striking focal point that reinforces the period charm of the room.







## The sitting room

At the rear of the property, the sitting room features French doors opening directly into the garden, creating a natural indoor-outdoor flow. A central fireplace forms a cosy focal point, while original picture rails reinforce the period charm. This is a welcoming and well-balanced space, ideal for both family relaxation and entertaining.





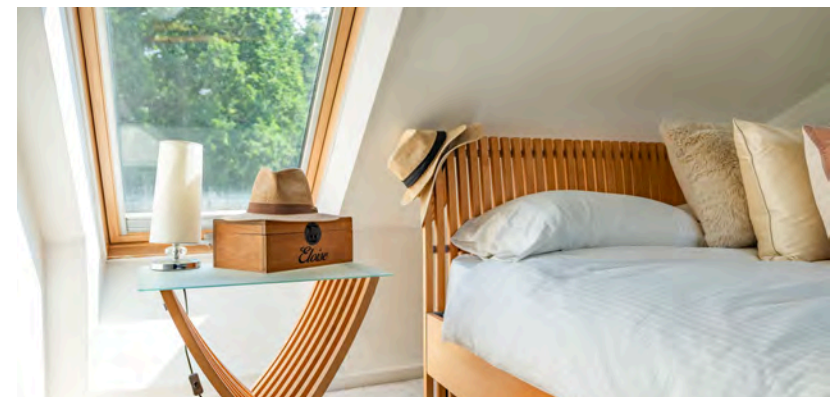






## The primary bedroom

Occupying the entire second floor, the primary bedroom provides excellent proportions and natural light from a dormer window. There is ample room for freestanding furniture and access to an en suite, adding privacy and convenience, creating a self-contained retreat within the home.











## The primary en suite

The en suite features a walk-in shower cubicle, vanity basin and WC. Contemporary fittings and a skylight ensure light and practicality, making this a comfortable private bathroom for the top-floor suite.





## The second bedroom

A sizeable double room on the first floor, the second bedroom overlooks the front of the house through a charming bay window with leaded glass. It features a period fireplace with decorative surround and retains its original picture rails, adding character and warmth. The room benefits from generous dimensions and excellent natural light.











## The third bedroom

Also located on the first floor, this room is another large double with two windows overlooking the rear garden. The room features a period fireplace and retains its original picture rails, adding to the character of the space. Bright, airy and well-sized, it is ideal for family or guests, with ample room for a variety of furniture arrangements.





## The fourth bedroom

The fourth bedroom is a well-proportioned double, with views over the front of the home through a large leaded window. It retains original picture rails and offers ample space for a variety of layouts and furnishings, making it both spacious and comfortable.





## The study

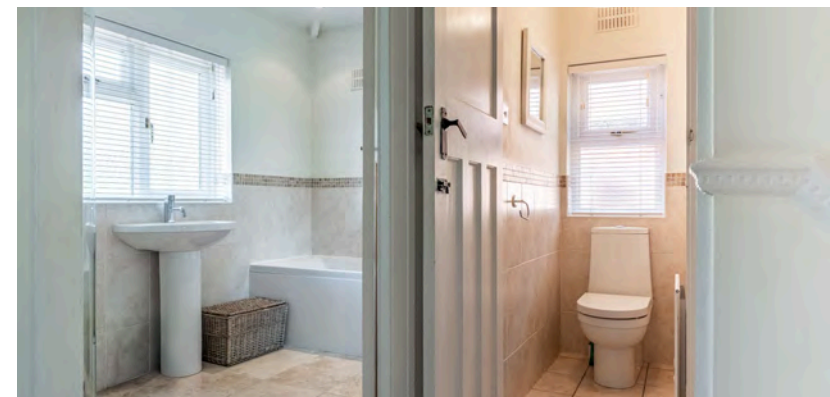
Positioned at the front of the home, the study is an ideal space for home working or quiet reading. Overlooking the garden, it enjoys a pleasant outlook and natural light. Original picture rails add character, while a useful built-in storage area enhances its practicality, making it a superb area for those needing a dedicated workspace away from the main living areas.





## The bathroom and wc

The family bathroom comprises a bath with mixer shower, wash basin and radiator towel rail. Stylish tiling and neutral palettes keep it fresh and contemporary. A separate WC nearby adds convenience for families and guests.







## The garden

The rear garden is a standout feature of the property, generous in size, thoughtfully landscaped and carefully sectioned to offer multiple areas for entertaining, dining, relaxation and family time.

Directly accessed from the kitchen and living room via French doors, the main terrace is a broad paved area ideal for al fresco dining and entertaining. This area connects smoothly to the lawn and creates an elegant transition between indoor and outdoor living.





At the heart of the garden lies a level lawn, well maintained and framed by flowerbeds, clipped hedges and mature borders. The lawn is large enough for children's games or garden parties, while a gravel pathway runs neatly along the side. Beyond the lawn is a beautifully designed gravelled retreat. Here you'll find a combination of shaded and sunny seating areas nestled beneath trees and hedging. A contemporary fire pit is perfect for evening gatherings.









## The driveway and parking

The driveway offers off-road parking for multiple vehicles and leads directly to the integral garage. Mature hedging provides a sense of privacy from the road, while the garage itself offers secure parking or valuable additional storage space.



## Location

Marsh Lane is one of Solihull's most desirable residential addresses, prized for its proximity to excellent schools, attractive green spaces and commuter convenience. Solihull town centre is less than a mile away, offering an extensive selection of shops, cafes, restaurants and independent boutiques. Touchwood Shopping Centre and Mell Square provide retail variety, while the nearby Tudor Grange Park and Brueton Park offer natural escapes and family walks.

Families are especially drawn to the area for its outstanding local schooling, including Tudor Grange Academy and St Peter's Catholic School. Private options such as Solihull School are also within easy reach.

Commuters benefit from excellent transport links, with Solihull train station offering direct services to Birmingham Moor Street and London Marylebone. The M42 is a short drive away, giving swift access to the Midlands motorway network, Birmingham Airport and the NEC.

This is a location that delivers both lifestyle and practicality, making it ideal for growing families, professionals and those seeking long-term convenience within a refined residential setting.

## Services

The property benefits from mains gas, electricity, water and drainage.

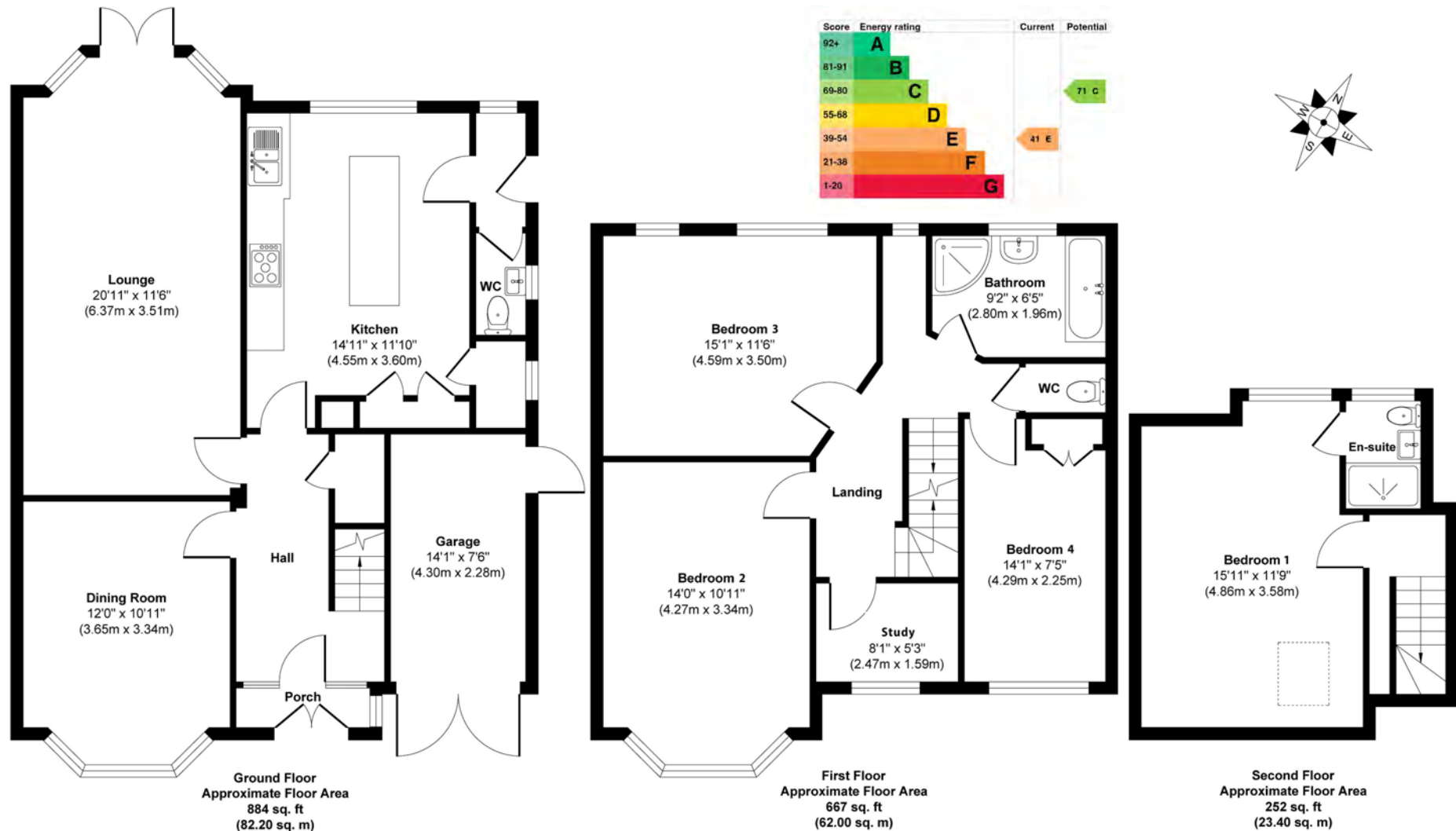
## Council Tax

The Council Tax for this property is Band F





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**Approx. Gross Internal Floor Area 1803 sq. ft / 167.60 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



