



# SHEPHERD CULLEN

Grange Road  
Solihull



Originally dating back to circa 1965, this property has been immaculately cared for over the last 40 years, offering spacious accommodation of circa 2521 sq ft and is most conveniently located within walking distance of good local schools and West Warwick Sport Complex and Dove House Parade, providing an array of local amenities.

Upon arrival, established hedgerow to the front elevation creates a sense of privacy from the road. The statement solid wooden front door does not go unnoticed and provides access into the welcoming entrance hall. The ground floor comprises of a formal living room enjoying a dual aspect with direct access onto the patio and garden. This magnificent reception room features a central marble fireplace creating a focal point to the room and the dining room is immediately accessible via double wooden doors. The formal dining room enjoys views over the garden, creating the perfect space to entertain.

The modern kitchen lies adjacent to the formal dining room and benefits from a range of Siemens appliances, quartz worktops and Amtico flooring. There is plentiful storage space and relaxing breakfast bar. The utility has been cleverly integrated into the kitchen providing further storage space, an integrated fridge/freezer and room for a washing machine and tumble dryer. The side door provides access to the rear garden and outside storerooms.

The additional delightful living room also features a marble fireplace and enjoys a dual aspect where the copious amount of natural lighting does not go unnoticed. French doors provide access onto the patio area and garden. The storage space under the stairs is most useful. The guest cloakroom and WC complete the ground floor accommodation.







As the staircase ascends to the first floor, the magnificent window is an unarguably striking feature and enhances the spacious landing area. The exceptionally large principal bedroom enjoys a dual aspect and multiple fitted wardrobes providing plentiful storage space. The ensuite bathroom enjoys a bath, large walk-in shower, WC and basin.

There are three further double bedrooms to the first floor, where bedroom 2 benefits from fitted wardrobes. The family bathroom and large airing cupboard complete the accommodation to the first floor. There is easy access to the fully boarded loft area, providing further storage space.



Externally, the rear patio and lawn enjoy a southerly aspect, creating the perfect space to entertain in the summer months and the spacious driveway and separate garage provides parking for numerous vehicles.

The property is situated within walking distance to West Warwick Sport Complex with fitness suite and an array of sport facilities. The property is also within walking distance to Dove House Parade offering an array of local amenities such as dry cleaners, convenience stores, well known hairdresser 'Aesthetics' and Wedges bakery and café to name a few! Olton Golf Club and Robin Hood Golf Club are situated just under 1 mile away - both highly regarded amongst local residents.

The property is perfectly positioned for transport connections, whereby Olton Train Station is situated just 0.7 miles away and Solihull Train Station 1.2 miles away, offering frequent services to Birmingham City Centre and London Marylebone. M42 Junction 5 is circa 3.5 miles away, offering access to all major road networks and Birmingham International Airport is 5.2 miles from the property.

The property falls within Langley Primary and Secondary School catchment area. List of local schooling within walking distance from the property:

**PRIMARY AND JUNIOR SCHOOLS**

**Oak Cottage Primary School**

Approx. 0.21 miles away

Ofsted Rating: **Outstanding**

**Langley Primary School**

Approx. 0.47 miles away

Ofsted Rating: **Good**

**Our Lady of Compassion Catholic Primary School**

0.36 miles away

Ofsted Rating: **Good**

**SECONDARY SCHOOLS**

**Langley Academy**

0.32 miles away

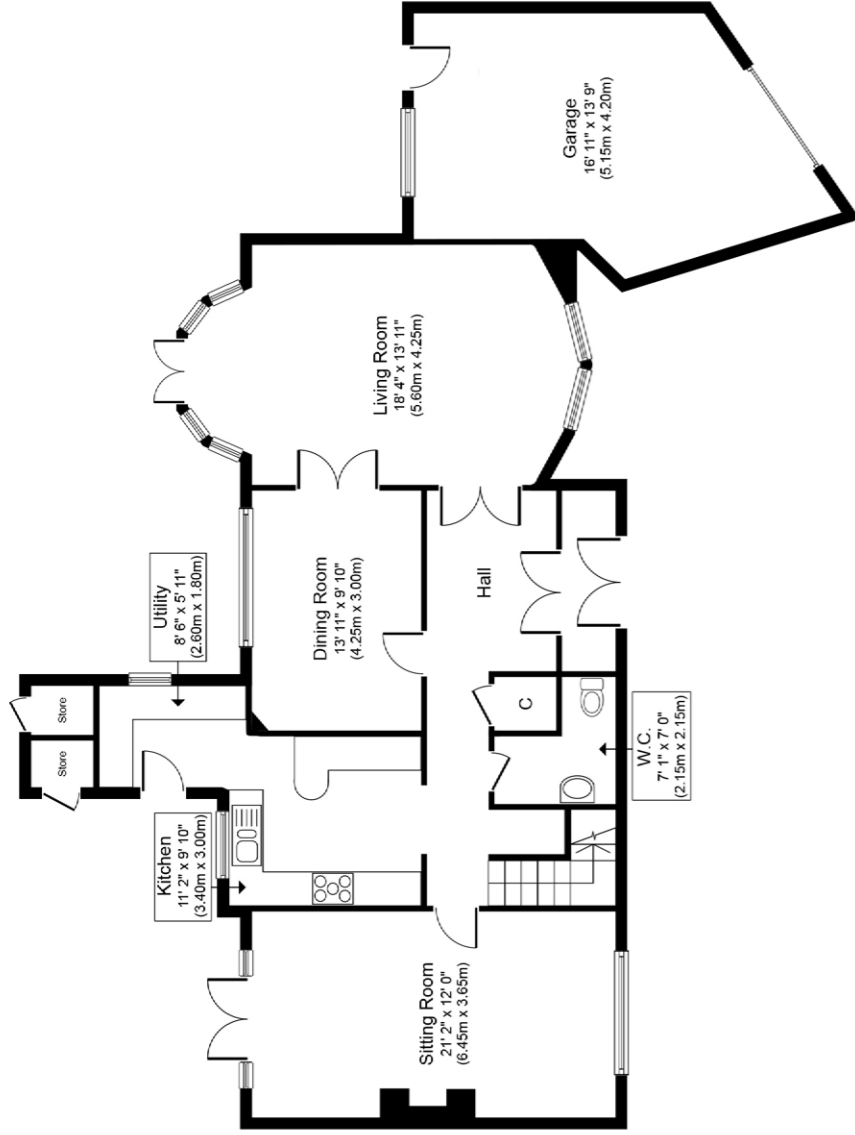
Ofsted Rating: **Good**

**PRIVATE SCHOOLING**

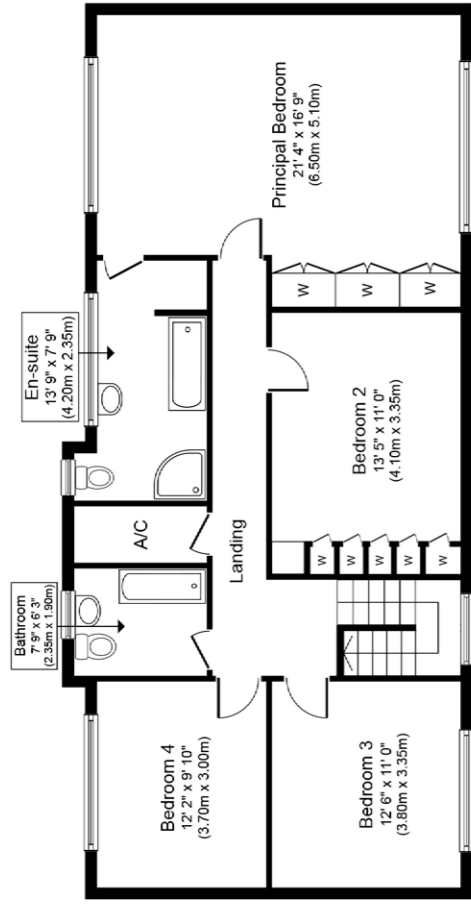
**Solihull School**

2.3 miles away





**Ground Floor**  
**Approximate Floor Area**  
**1,431 sq. ft.**  
**(132.9 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**1,090 sq. ft.**  
**(101.3 sq. m.)**

**Approx. Gross Internal Floor Area 2,521 sq. ft. (234.2 sq. m.)**

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.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)

## General Information

**Tenure:** Freehold  
**Services:** All main services are understood to be connected to the property.  
**EPC Rating:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**Local Authority:** Solihull Metropolitan Council | Council Tax Band G  
 (correct at time of assembling the sales details)

**Postcode:** B91 1BZ

### AGENTS' NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales particulars are produced to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer.

### ANTI MONEY LAUNDERING (AML)

We are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. As a result we will need to carry out due diligence on all of our purchasers to confirm their identity. We will therefore obtain and hold evidence confirming your identity and proof of your address. Your identity may be subject to an electronic identity check. This system allows us to verify you from basic details and you understand we will be unable to proceed with any work on your behalf until we obtain this from you in order to meet compliance obligations for Anti Money Laundering.

✉ [contact@shephercullen.com](mailto:contact@shephercullen.com)

☎ 01564 791 551

🌐 [shephercullen.com](http://shephercullen.com)

📍 Office 1A, The Exchange,  
20A Poplar Road, Solihull B91 3AB  
**Meeting Suite:** 1 Old Warwick Road,  
Hockley Heath B94 6HH