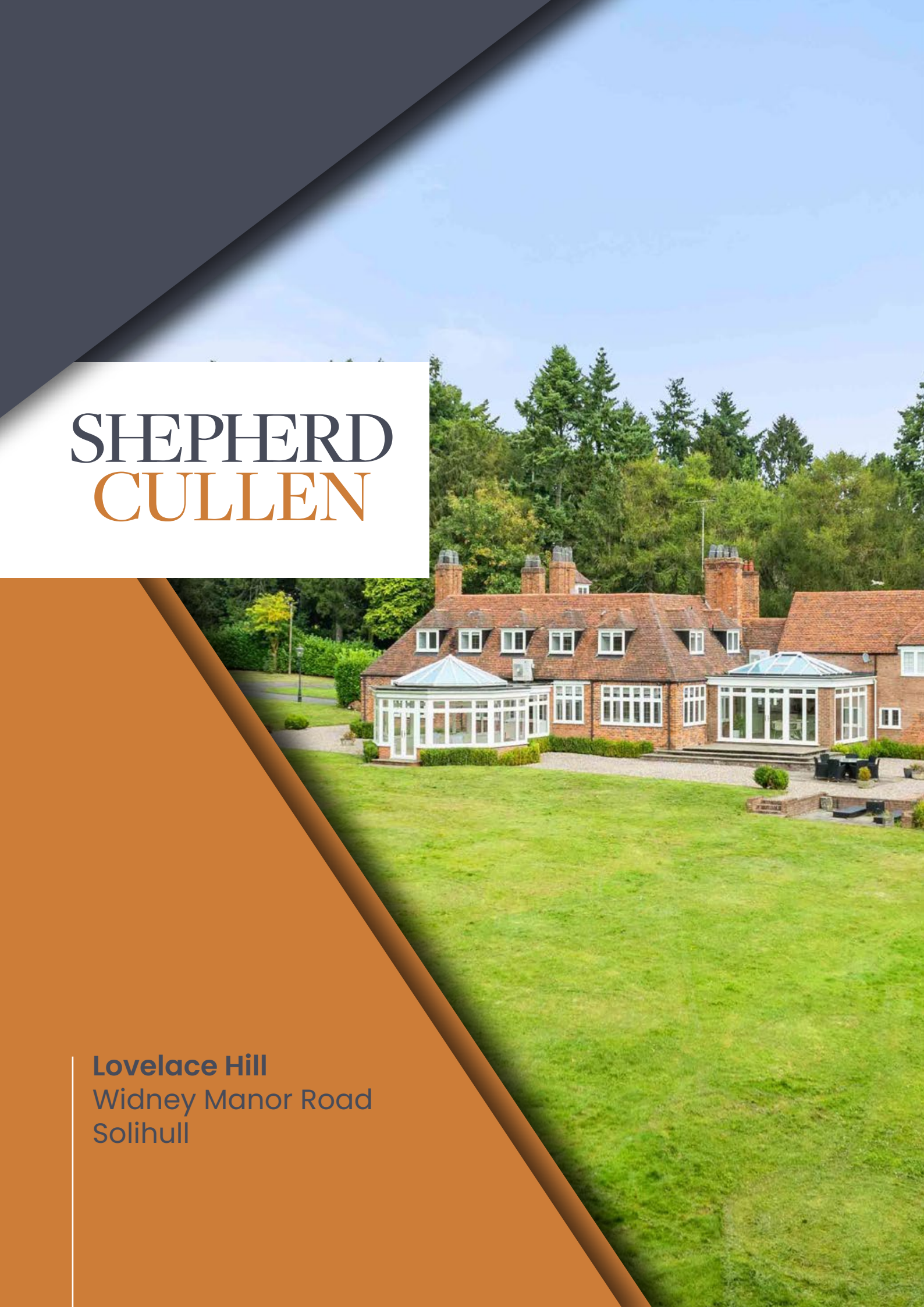


SHEPHERD CULLEN

Lovelace Hill
Widney Manor Road
Solihull





Lovelace Hill - Upon arrival, the property is privately set back in a gated setting and approached via a sweeping driveway, providing ample parking for multiple vehicles. Lovelace Hill stands proudly with approx. 2.7 acres of encircling gardens and established greenery, creating the upmost tranquil environment, whilst only approx 1.1 mies away from Solihull Town Centre.





The statement double front doors set a precedent for the specification and interior design of Lovelace Hill and welcome one into the large entrance hall with high ceilings and a copious amount of natural lighting, immediately creating a warmth to the property.

The high ceilings continue throughout the main house, benefiting from several large open living spaces, including a principal living room with views of the encircling grounds and feature limestone fireplace. There is immediate access into the modern open plan kitchen and orangery from the living room via double doors, creating a brilliant flow to this significant ground floor space. The orangery provides space for a large dining table and enjoys a tremendous amount of natural light. The fitted kitchen enjoys a large central island with bar stools, multiple integrated appliances including two dishwashers and a ILVE range cooker with gas top. The quaint pantry provides further storage space and the fitted air-con unit in the kitchen is most useful in the summer months.

There are three further reception rooms including a cosy sitting room, an additional snug or games room, perfect for teenagers or as a young playroom and a further study, ideal for those working from home or studying. The conservatory is situated just off the main living room, providing a further area to entertain, enjoying 360 views of the encircling gardens with access onto the large patio via French doors.

The additional boot room, two guest toilets, utility room and boiler room complete the ground floor accommodation to the main house.





The attractive staircase ascends to the first floor with the principal suite and three further double bedrooms. The principal bedroom enjoys views of the garden and enjoys a brilliant walk through wardrobe providing plentiful storage space and dressing area. The free-standing bath creates the most peaceful environment to unwind, in addition to the separate shower and sauna, adding a little luxury to your daily routine.

The three further double bedrooms all benefit from an ensuite bathroom and built in wardrobes.



Self-contained accommodation available:

There are two areas of self-contained living accommodation that can be both accessed from the main house, but also benefits from a separate access if further privacy is required.

The additional bedroom with fitted wardrobes and ensuite can be accessed from the hallway off the kitchen or from the courtyard, perfect for guests or further office space perhaps.

The second area of self-contained living accommodation can be accessed from the main entrance hall, enjoying two living rooms, separate kitchen with integrated appliances and stairs up to an additional bedroom and bathroom. Both options provide versatile accommodation as guest suites.

Externally, the delightful rear gardens totals to approx. 2.7 acres, enjoying a large south facing patio area, an orchard with a variety of fruit trees and spacious lawn area, all nestled within an array of mature trees. There is electricity connected to the garden, providing outdoor lighting in the evening. The garden provides plentiful privacy for such a central location.

The courtyard can be accessed from the garden with access to the double garage and multiple store rooms, perfect for storing gardening equipment and tools. The garage provides safe parking for any vehicles if so desired and can be accessed from the side driveway around the left-hand side of the property.

There is a wonderful access to the nature reserve that provides a delightful walkway into Brueton and Malvern Park just a short walk away from the property (circa 60 years), perfect for a dog walk or walk into the town centre.

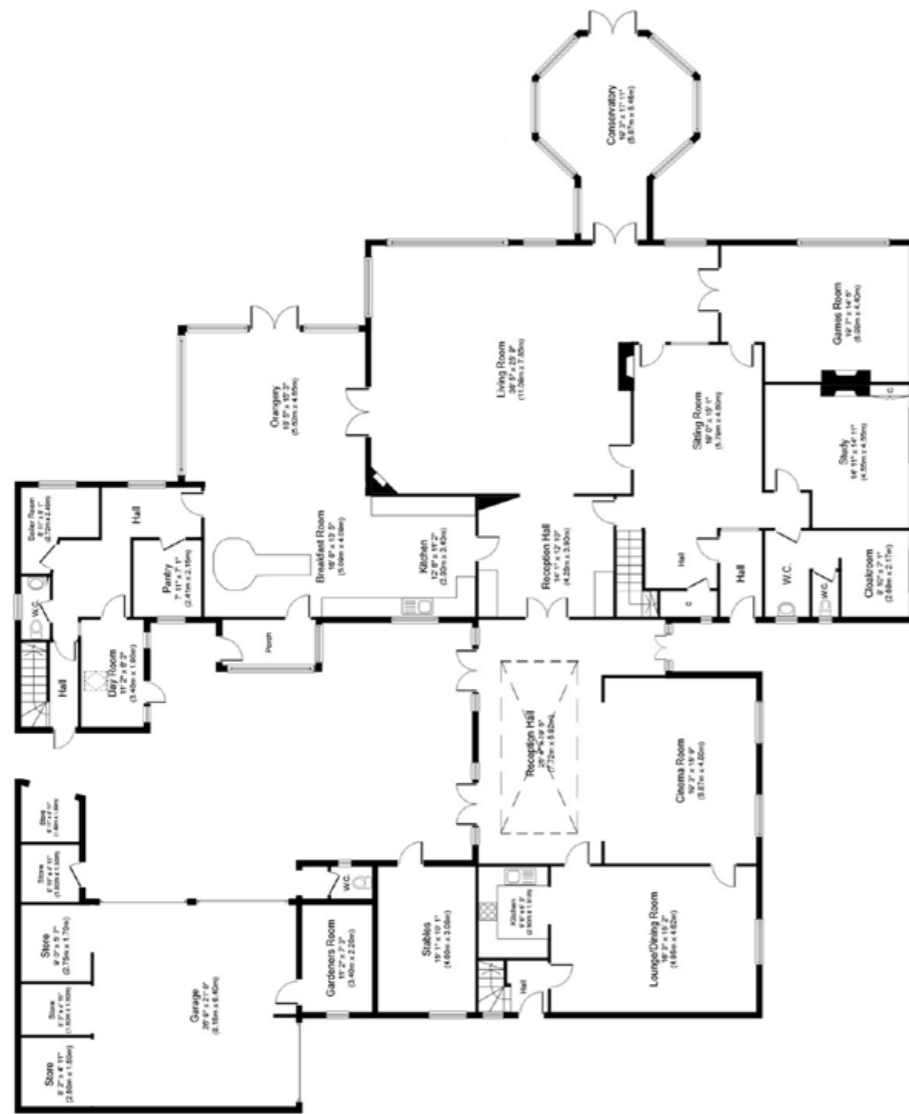
The property is offered for sale with no upward chain.

This wonderful family home is situated within 1.1 miles to Solihull Town Centre offering a variety of shopping facilities, bars and restaurants. The property is situated within walking distance (approx 0.3 miles), with frequent routes to Birmingham City Centre and London Marylebone. Birmingham International Airport and Train Station with regular routes to Birmingham City Centre and London Euston is situated just 6.6 miles away and Junction 5 of the M42 is just under 3 miles away, offering access to all major road networks.





First Floor
 Approximate Floor Area
 2,978 sq. ft.
 (276.6 sq. m.)



Ground Floor
 Approximate Floor Area
 5,487 sq. ft.
 (509.8 sq. m.)

Approx. Gross Internal Floor Area 8,465 sq.ft. (786.4 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.

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General Information

Tenure: Freehold
Services: All main services are understood to be connected to the property | Underfloor heating to the kitchen, conservatory area and hallway | Sky and Apple TV connection currently available | Air-conditioning to the principal bedroom, kitchen and conservatory.
EPC Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Local Authority: Solihull Metropolitan Council
 Council Tax Band H (correct at time of assembling the sales details)
Postcode: B91 3JN

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.

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