

SHEPHERD CULLEN

Sandal House
Sandal Rise
Solihull



A property perfectly placed for schooling, park walks and a bustling town centre. This immaculately presented detached family home is situated on a quiet cul-de-sac with driveway parking, whilst being located just minutes from Solihull Town Centre, Solihull School, St. Alphege School and all major road networks.

Upon arrival, the block paved driveway provides ample parking for multiple vehicles. The property stands proudly and the manicured gardens to the left and right-hand side of the driveway set a precedent for the immaculate presentation and high specification of fittings found throughout the property.



The inviting entrance hall provides access to all reception rooms to the ground floor, providing a glimpse of the living accommodation available. There are two reception rooms to the ground floor, including the formal living room with feature inglenook fireplace, made with bespoke Derbyshire stone and coal effect gas fire. This formal reception room enjoys French doors leading onto the rear patio, ideal for in the summer months. There is a secondary living room to the front elevation, that provides versatile use as a formal dining room if required and is accessible via French doors through from the living room, in addition to the hallway. This presents a brilliant reception space for those who enjoy entertaining.





The kitchen and dining area is situated to the rear elevation, enjoying views of the rear garden. The kitchen enjoys a central island, plentiful storage and work top space with NEFF built in appliances to include a dishwasher, microwave oven, warming drawer, steam oven and barbeque grill plate. There is also a Miele gas hob and a top of the range built-in and plumbed-in Miele coffee machine with programmes for multiple users. The Quooker 4 in 1 sink tap is just another example of the high specification integrated appliances found throughout the property. The utility is situated just off the kitchen with room for a washing machine and tumble dryer, as well as a wash basin, perfect for daily tasks with access to the side of the property, ideal for pets.

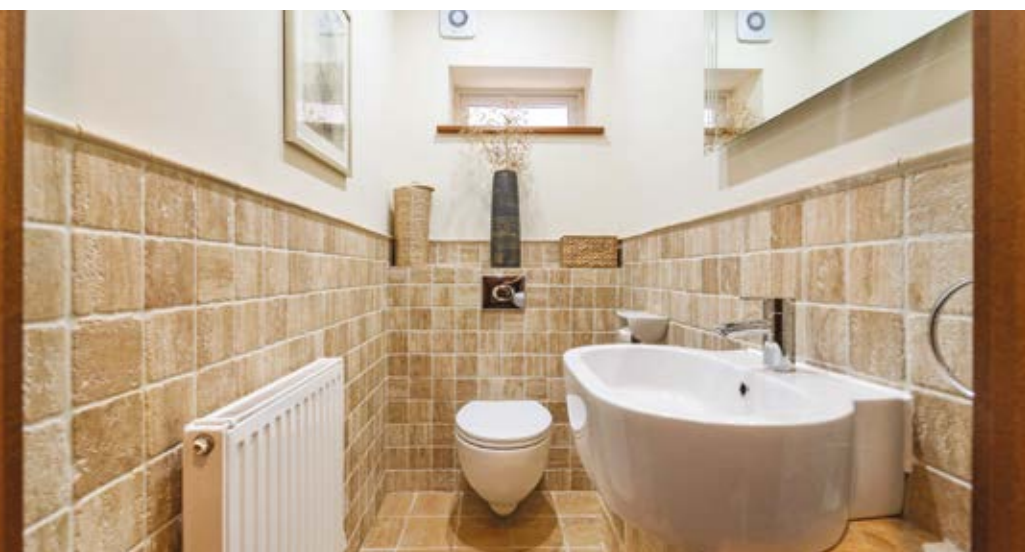


The open plan dining area enjoys a copious amount of natural lighting and leads into the sunroom that benefits from underfloor heating, providing use at all times of the year. The base walls of the sunroom are built with a deep foundation to allow for future alterations if required. The guest WC completes the accommodation to the ground floor. The property has a central vacuum system, serving the entire house, including a vacuum pan in the kitchen.





The Sapele wood staircase that mirrors the bespoke solid Sapele doors and windowsills, leads up to the first floor with a large galleried landing, enhancing the spaciousness found throughout the property. There are four bedrooms to the floor, including the principal bedroom suite that covers the entire length of the property from the front to the rear elevation. The bedroom space enjoys views of the rear garden with quaint balcony. The ensuite bathroom with his and hers hand basins and a walk in wardrobe create the perfect space to prepare for the day and unwind in the evening. Bedrooms two and three benefit from built-in wardrobes and ensuite shower rooms, and bedrooms three and four share use of the balcony, overlooking the rear garden. Bedroom four has use of the family bathroom, situated just across the landing. Bedroom four is currently used as a sewing room, providing versatile use.



The stairs ascend to the second floor with two further bedrooms, both of which are air conditioned for year-round comfort, and are complete with their own ensuites. Storage space is available at four points in the eaves. The landing space to the second floor provides use as a music area, study or reading nook perhaps. There are also additional larger storage spaces in each of the bathrooms on the second floor.

All bathroom sanitaryware is Italian made Catalano and all fitted taps are by Samuel Heath of Birmingham.

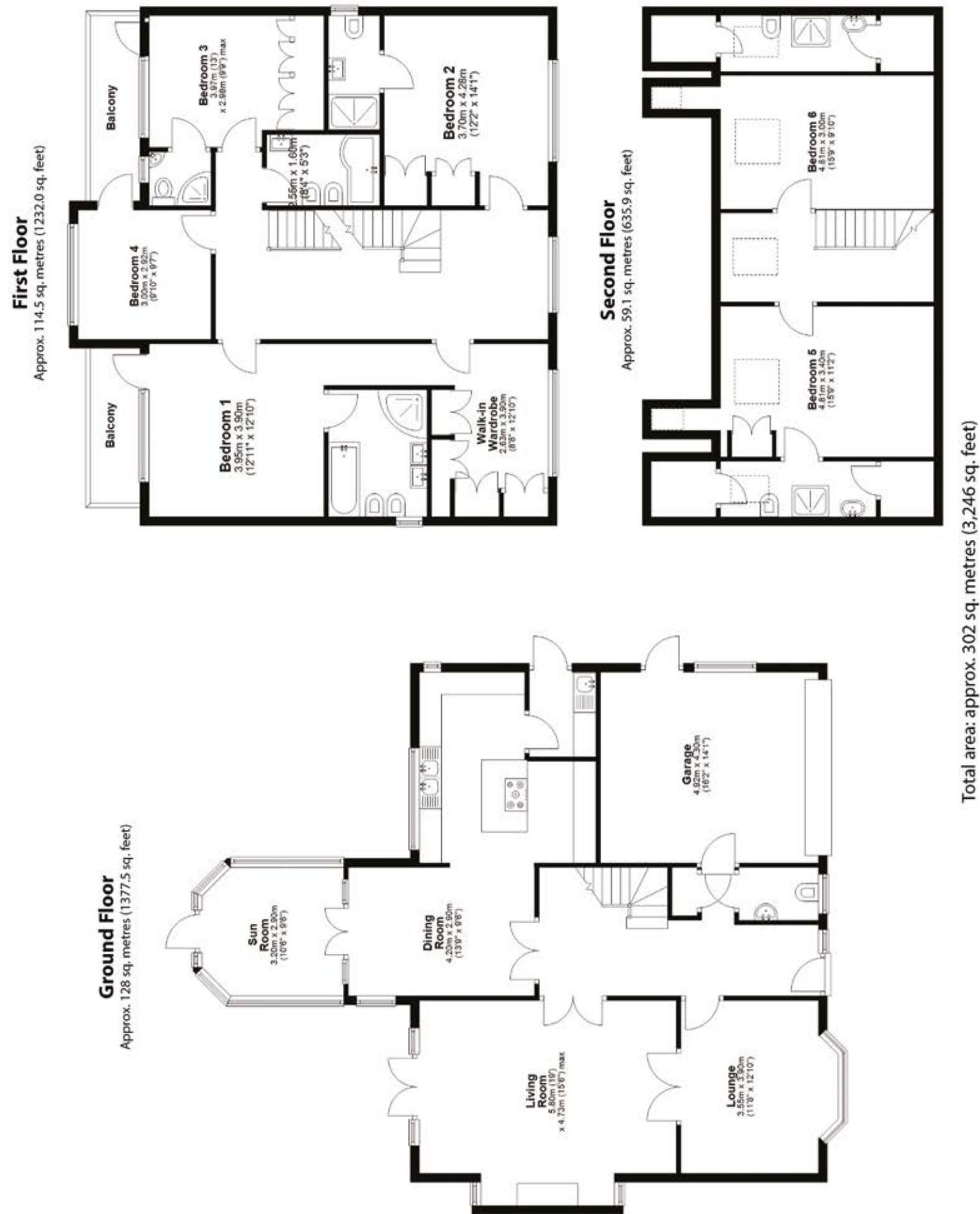
The living accommodation totals to 3,246 sq ft.



Externally, the architecturally designed landscaped rear garden enjoys cobbled walkways around the garden and many mature trees and plants. There is a fantastic Canadian manufactured Cedar Wood Gazebo, perfect for use in the summer months. The garden is most private from neighbouring properties.

The garage can be accessed internally off the hallway or from the front driveway and the side of the house. The main garage door is insulated and remotely operated.

The property has been immaculately cared for over time and has been designed to the highest specification, ensuring the property runs efficiently as possible, reducing energy usage. The property has an EPC Rating of B to reflect this. Please refer to the aide memoire in the brochure to learn how the property has been constructed to achieve this excellent rating.



General Information

Tenure:

Freehold

Services:

All main services are connected to the property | Central Vacuum System | CAT 6 wired throughout for Gigabit fibre broadband | The heating on each of the three floors is controlled independently, reducing energy use.

EPC Rating:

B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority:

Solihull Metropolitan Borough Council | Council Tax Band F

Postcode:

B91 3ET

DIRECTIONS

From Solihull Town Centre, proceed towards Knowle and Dorridge on the Warwick Road passing Solihull School (senior campus) on your left hand side. Through the traffic lights continue on the Warwick Road towards Brueton Park, taking the next left onto Sandal Rise. The property will be found towards the rear of the cul-de-sac to the right hand side.

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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