

# SHEPHERD CULLEN

**Streetsbrook Road**  
Solihull







**An immaculately presented family home perfectly placed for transport connections, a bustling town centre and schooling whereby Solihull Town Centre and Solihull Train Station and local schools are all within walking distance.**

Driveway parking is available upon arrival with space for multiple vehicles. The property stands proudly from the road, enjoying an established lawn area to the left hand side.





The extremely spacious and welcoming hallway provides access into all reception rooms to the ground floor.

All reception rooms are centred off the hallway, comprising of the formal living room to the rear elevation, enjoying a central fireplace and French doors leading onto the rear patio. The floor to ceiling height windows allow a copious amount of natural lighting into this significant reception room. The two further reception rooms provide versatile living accommodation, currently used as an additional formal living area and a playroom. The separate study enjoys fitted cabinetry, perfect for those working from home on a regular basis.







The modern breakfast kitchen benefits from plentiful storage, ample worktop space and integrated appliances. There is room for a large dining table, perfect for day to day living with French doors onto the patio and rear lawn, perfect for in the summer months. The separate utility room provides space for white goods, further worktop space and has a large storage cupboard, perfect for coats, shoes and cleaning essentials. The side door leading onto the side patio, is most useful for those with pets.





The double garage is accessible from both the front driveway and internally from the utility and the guest downstairs WC completes the ground floor accommodation.

The wooden staircase ascends up to the galleried landing to the first floor, providing access to all five bedrooms.

The principal bedroom is situated to the rear of the property enjoying views onto the garden and benefits from two double fitted wardrobes and a large ensuite bathroom. Bedroom two could also be used as a secondary master bedroom or guest room with fitted storage and an ensuite shower room. This bedroom provides versatile use and is currently used as a children's playroom.

Bedrooms three, four and five all benefit from fitted wardrobe space, providing plentiful storage and share use of the extremely spacious family bathroom with bath and separate shower.





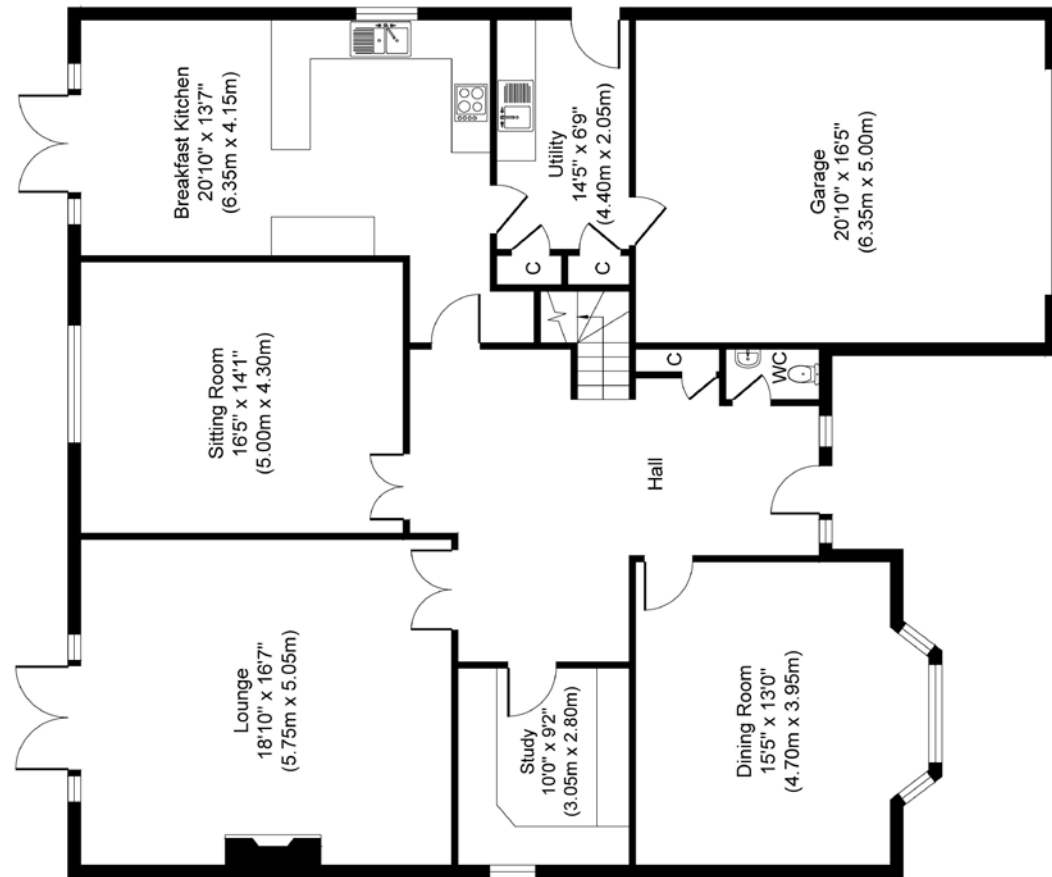




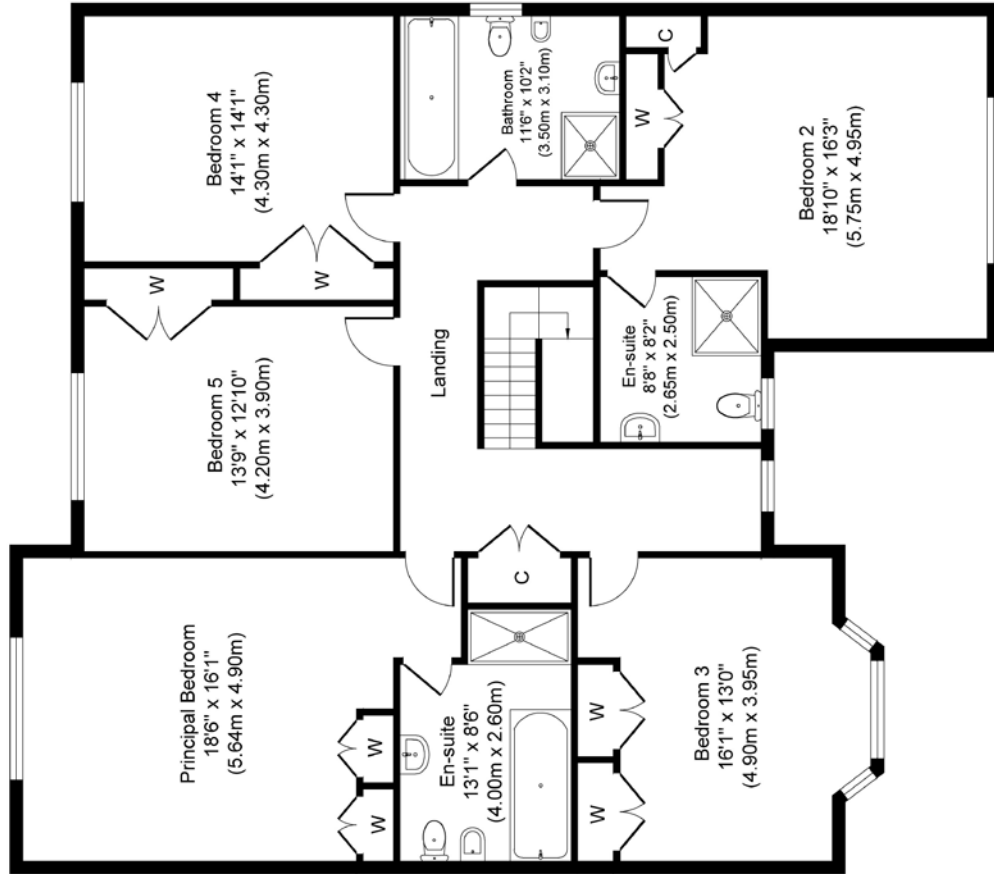
Externally, the rear garden benefits from a large patio area with room for outdoor furniture and is accessible from both the formal living room and breakfast kitchen. The low maintenance garden benefits from established greenery and foliage with several established trees, creating a sense of privacy from neighbouring properties. There are multiple pockets of space to enjoy including the pergola and summer house, perfect for entertaining throughout the summer months.

This immaculately presented family home provides versatile living space throughout, yet provides the opportunity to be enhanced further if so desired.





Ground Floor  
Approximate Floor Area  
1,873 sq. ft.  
(173.99 sq. m)



First Floor  
Approximate Floor Area  
1,786 sq. ft.  
(166.01 sq. m)

**Approx. Gross Internal Floor Area 3,659 sq. ft. (340.00 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:**  
**Services:**

**Freehold**  
**Main House**

All main services are connected to the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**EPC Rating:**

**C**

**Local Authority:**

**Solihull Metropolitan Borough Council**

**Council Tax Band G** (correct at time of assembling the sales details)

**Postcode:**

**B91 1LA**

**Directions:**

From Solihull Train Station Car Park, turn left onto Station Approach. At the traffic lights, turn right onto Streetsbrook Road and the property will be found shortly on the left-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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