



melvyn
Danes
ESTATE AGENTS

The Fordrough
Truemans Heath Lane
Offers Around £1,495,000

Description

Situated in the small semi rural hamlet of Majors Green which nestles on the borders with Solihull and Bromsgrove, this amazing architect designed family home offers spacious and versatile living accommodation finished to an exacting standard throughout and extending as a whole to around 400 square feet. To be appreciated in it's entirety the property needs to be viewed.

Majors Green is ideally placed to take advantage of a host of local amenities and is situated approximately 3 miles from Junction 3 of the M42 which gives access to the Midland Motorway Network. For those looking for rail links; there are stations at Whitlocks End, Wythall and some 4 miles away is Solihull Railway Station which has a London link train.

Constructed within the last ten years to the current owners design and specification the property is set on a good sized plot and has electric gates providing access to a private and secure front driveway. The property overlooks open land to the front and the golf course to the rear giving a sylvanian aspect to the surround and enhancing the semi rural feel.

On entering the property you are welcomed by a bright and spacious reception hallway which gives a glimpse right through the property to the rear garden. There is a useful cloaks cupboard, a guest cloaks WC, a spacious family room and a generous dual aspect drawing room providing a calm and private space for relaxation.

Across the whole back of the ground floor is a large open plan living kitchen. Three sets of bi-folding doors provide access to the rear garden and fill the room with natural light. There is a fully stylish and practical integrated kitchen area with island having breakfast bar seating, space for dining and a large sitting area. Off the kitchen is a utility room with independent access to the rear garden.

The first floor landing has beautiful glass balustrading allowing the natural light to cascade into the hallway below and provides access to five of the six bedrooms of which four benefit from luxury en suites fitted to the highest of standards.

The top floor of the house is totally dedicated to the principle bedroom suite and is lavishly presented with a semi open plan en suite with freestanding bath, 'his and hers' vanity units and a separate shower room. In the bedroom there is a pleasant sitting area and two spacious fully fitted dressing rooms.

Outside there is a wide patio area providing an area accessed from the kitchen for outside entertaining and beyond the patio is an extensive lawn which backs onto the rear paddock which may be available to any interested party.



Accommodation

GATED FRONT DRIVEWAY

CANOPY PORCH

WELCOMING RECEPTION HALLWAY

GUEST CLOAKS WC

ELEGANT LOUNGE

20'4" into bay x 16'0"

FAMILY ROOM

14'0" x 12'1" into bay

SUPERB OPEN PLAN LIVING KITCHEN

41'8" x 16'1" max (13'9" min)

UTILITY ROOM

14'8" x 5'3"

FIRST FLOOR LANDING

BEDROOM TWO

16'10" x 12'0"

EN SUITE SHOWER ROOM

BEDROOM THREE

16'10" x 12'0"

EN SUITE BATHROOM

BEDROOM FOUR

14'6" x 10'1"

EN SUITE SHOWER ROOM

BEDROOM FIVE

13'3" x 10'2"

EN SUITE SHOWER ROOM

BEDROOM SIX

9'0" x 9'0"

PRINCIPLE BEDROOM

19'6" max x 19'5" max

EN SUITE AREA

19'8" max x 12'6" max

DRESSING ROOM ONE

13'1" x 9'0" max

DRESSING ROOM TWO

12'9" x 8'0" max

DELIGHTFUL REAR GARDEN

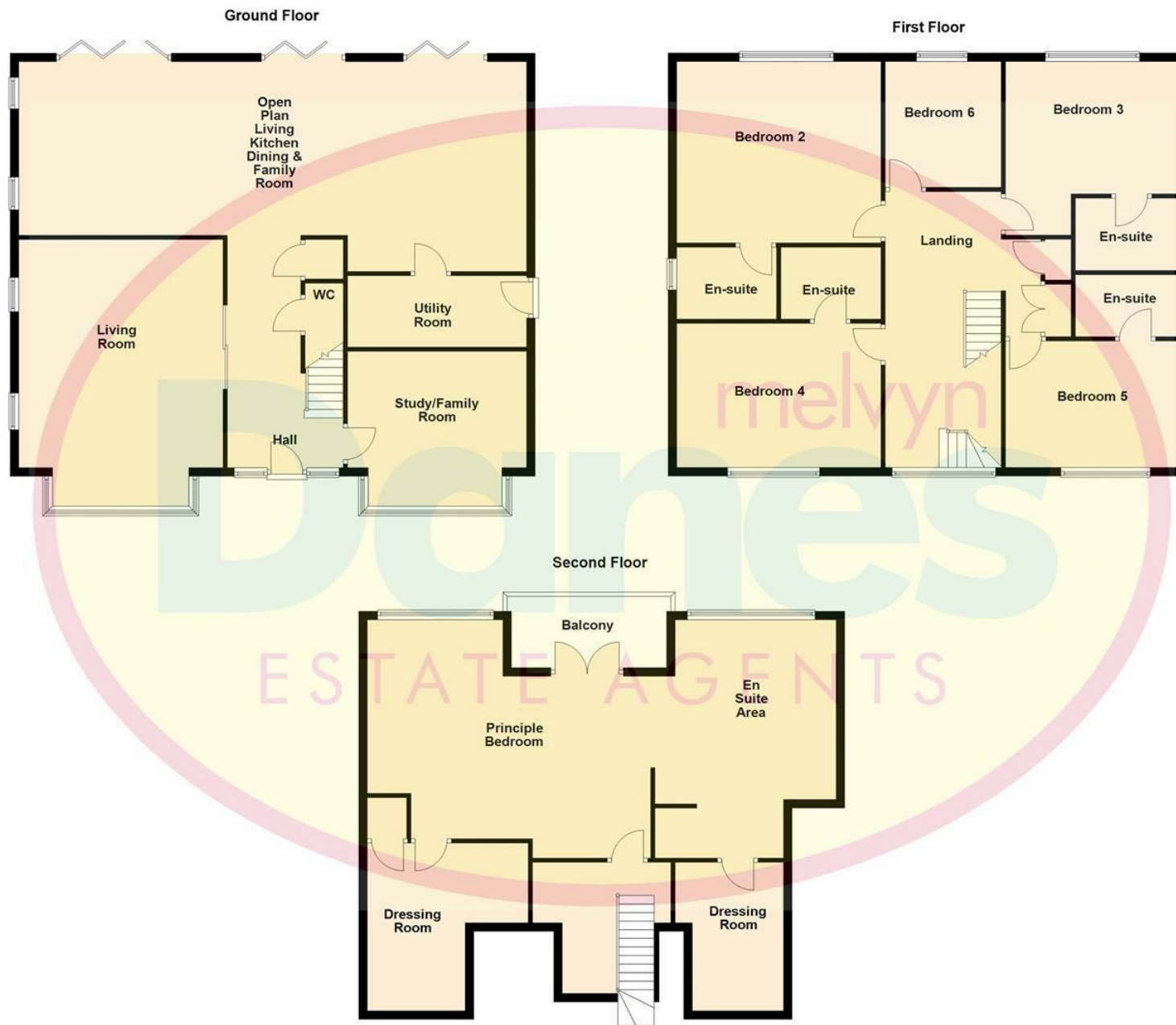
DETACHED DOUBLE GARAGE











Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

TENURE: We are advised that the property is Freehold.

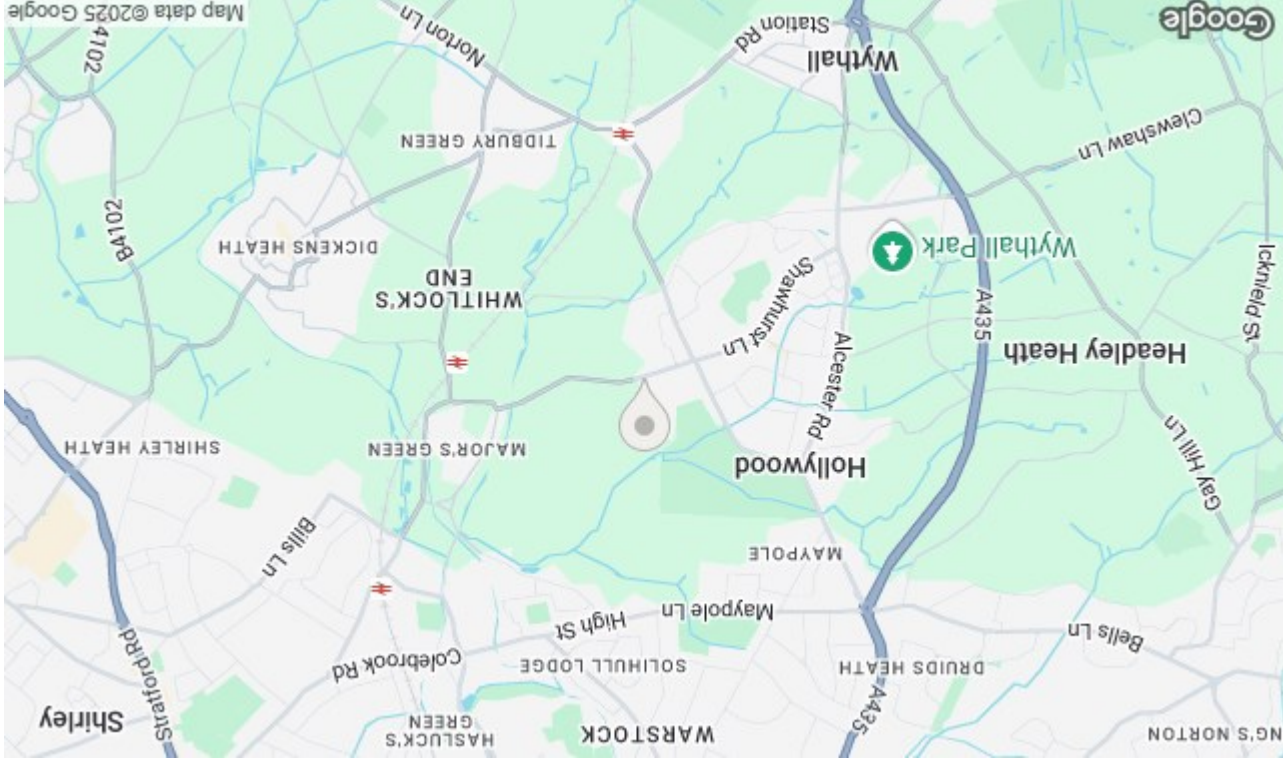
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 40 Mbps. Data taken from checker.ofcom.org.uk on 14/04/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to/ has limited current mobile coverage (data taken from checker.ofcom.org.uk on 14/04/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Hollys Cottage The Forough Trueman's Heath Lane Soliuhill B90 1PP Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
	86	
Very energy efficient - lower running costs	A (92 plus)	
	B (81-91)	
	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
	G (1-20)	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		