



131 Whitefields Road
Solihull | West Midlands | B91 3NY

FINE & COUNTRY

I 3 I WHITEFIELDS ROAD



Welcome to a remarkable seven/eight-bedroom contemporary home that redefines luxury with its innovative design, generous space, and exceptional amenities. This exquisite property, meticulously crafted across three expansive floors, spans approximately 5,600 square feet, blending style with sustainable living features.



KEY FEATURES

Boasting six elegant reception rooms, this home offers an abundance of spaces for relaxation, entertaining, and formal gatherings, all within a beautifully curated and spacious environment.

The heart of the home—a seamless open-plan kitchen and dining area—connects to a stylish living space, perfect for family gatherings and culinary creativity. Thoughtfully designed with high-end fixtures and appliances, this area radiates both warmth and functionality.

Experience luxury entertainment in your own home with an exclusive top-floor cinema. Featuring a state-of-the-art projector and breathtaking views over landscaped gardens, this private space offers immersive movie nights, sporting events, and intimate gatherings with crystal-clear visuals and sound.

Private One-Bedroom Annex

Ideal for guests or multi-generational living, the separate one-bedroom annex provides a comfortable retreat with complete privacy, extending your hospitality options. It could also be used as a gym or games room.

A mature south-facing garden is a true gem, bathed in sunlight and filled with vibrant, established greenery. Ideal for outdoor living, its sunny orientation supports a rich variety of plants, including sun-loving flowers and shrubs. Imagine large, leafy trees casting gentle shade, lush borders of perennials, and a spacious patio area with a built-in barbecue for those al fresco dining experiences. With diverse textures—from soft grasses to sturdy tree trunks—this garden offers tranquillity, privacy, and a perfect space for entertaining or relaxing in every season.

Private Gated Driveway

Enter through a secure, private gated driveway with ample space for multiple vehicles. Designed to impress, this entrance also ensures privacy and peace of mind.

Environmentally Conscious Features

Solar panels and an EV charger contribute to sustainable, eco-friendly living. The rainwater harvesting system further enhances the home's self-sufficiency, reducing water usage and promoting a green lifestyle.

With its fusion of luxury and sustainability, this home presents an unmatched opportunity for modern living. Discover the epitome of elegance and environmental responsibility in a property designed for those who value the very best in life.









SELLER INSIGHT

“After a lifetime of living and working in Solihull, the current owners knew exactly what they were looking for when they set out to find a new home. “We were looking for a project initially,” they explain, “something we could work with that had a good plot in a good location.” When they came across this property, they immediately saw its potential. Situated just a 10-minute walk from the town centre and train station, and only a stone’s throw from some of the best schools in the borough, the location felt ideal.

The original home, built in 1926, stood on a generously-sized, south-facing plot, meaning that the garden is bathed in sunlight all afternoon. The couple lived in the original structure for a few years as they considered their options. “At first, we were going to extend and refurbish,” they said, “but ultimately decided to knock it down and rebuild from scratch.” This decision opened up endless possibilities to create a modern, eco-friendly home.

Being environmentally conscious played a significant role in their approach. “The triple glazing on the front and side elevations, the extra insulation, rainwater harvesting, solar panels, and mechanical heat recovery ventilation (MHVR) have all helped us be as eco-friendly as we could,” the owners share. Not only has this lowered their environmental footprint, but it has also made the home remarkably energy-efficient, keeping utility bills down without sacrificing comfort.

The design itself speaks to the couple’s desire for efficient use of space, right down to the roof. “We don’t like the idea of wasted space, so the roof was hand-built to maximise the full height in 93% of the footprint, giving all the extra space to create some lovely rooms,” they say. A particular highlight is the cinema room, with its unique sloping ceiling and four Velux roof lights, offering a cosy yet sophisticated setting to unwind.

Their architect was instrumental in realising the vision, adding thoughtful details throughout the home. “All the doors are wider than standard, and the ceilings are higher than usual,” they add, creating an expansive, airy feel. The two galleried landings are a real showstopper, rising to a full 9 metres in the grand entrance hall, which floods the home with natural light. “I especially like the picture window in the kitchen-diner,” the owners note. “It gives a view through to the hallway and front door, making the house feel warm and open.”

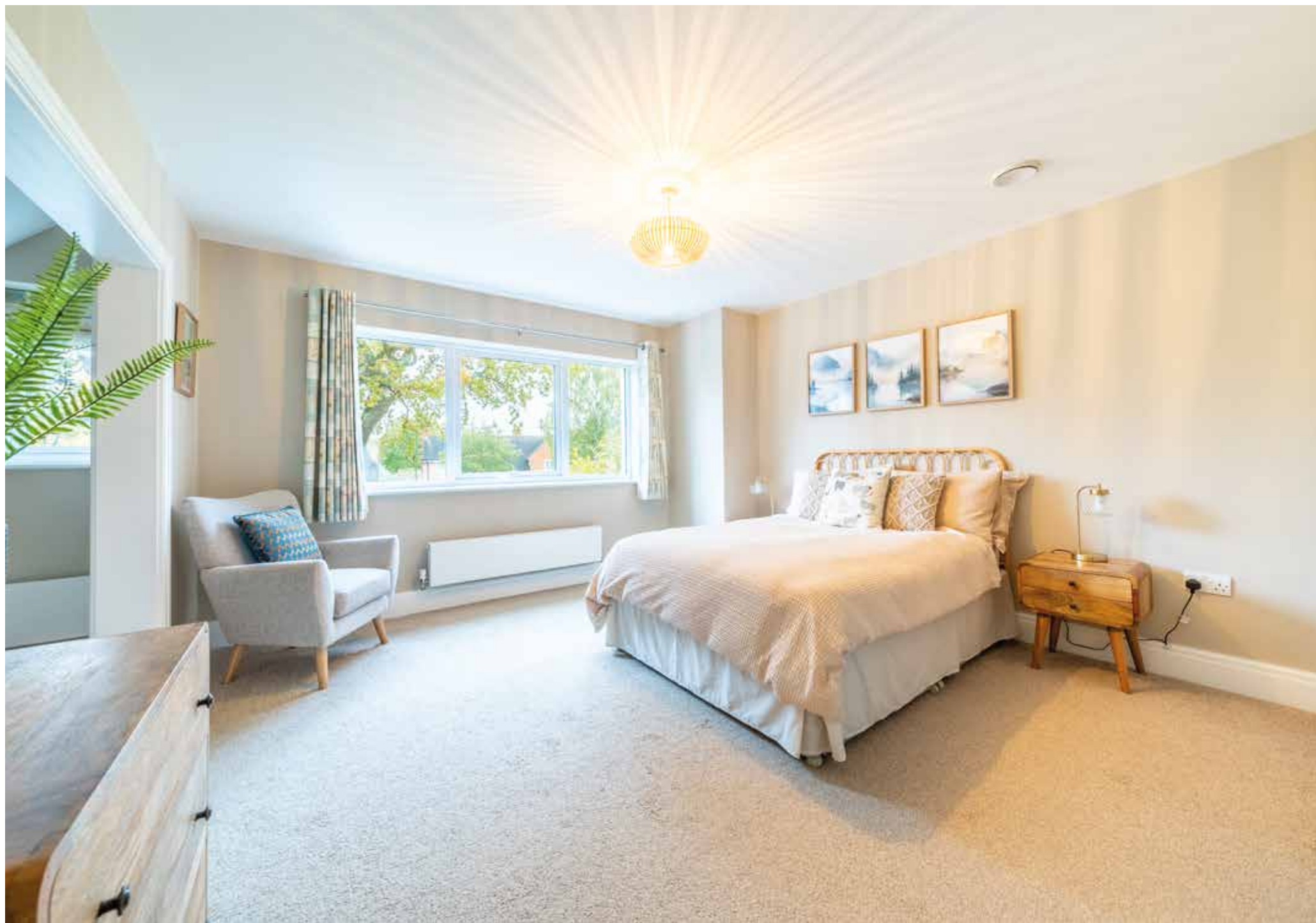
Having lived in the home for a decade, the owners have a deep attachment to every corner of it. “It was built as a family house, to enjoy with friends and family,” they say. The open-plan kitchen, dining, and garden room have hosted countless gatherings, creating memories that will stay with them long after they move on.

Now, as they prepare to begin a new chapter, they express a mixture of nostalgia and excitement. “We’ll be sad to leave, but life moves on. It’s time for something new and different for the next stage of our lives.” This home, with its thoughtful design, eco-friendly features, and inviting spaces, stands ready for a new family to cherish it as much as they have.

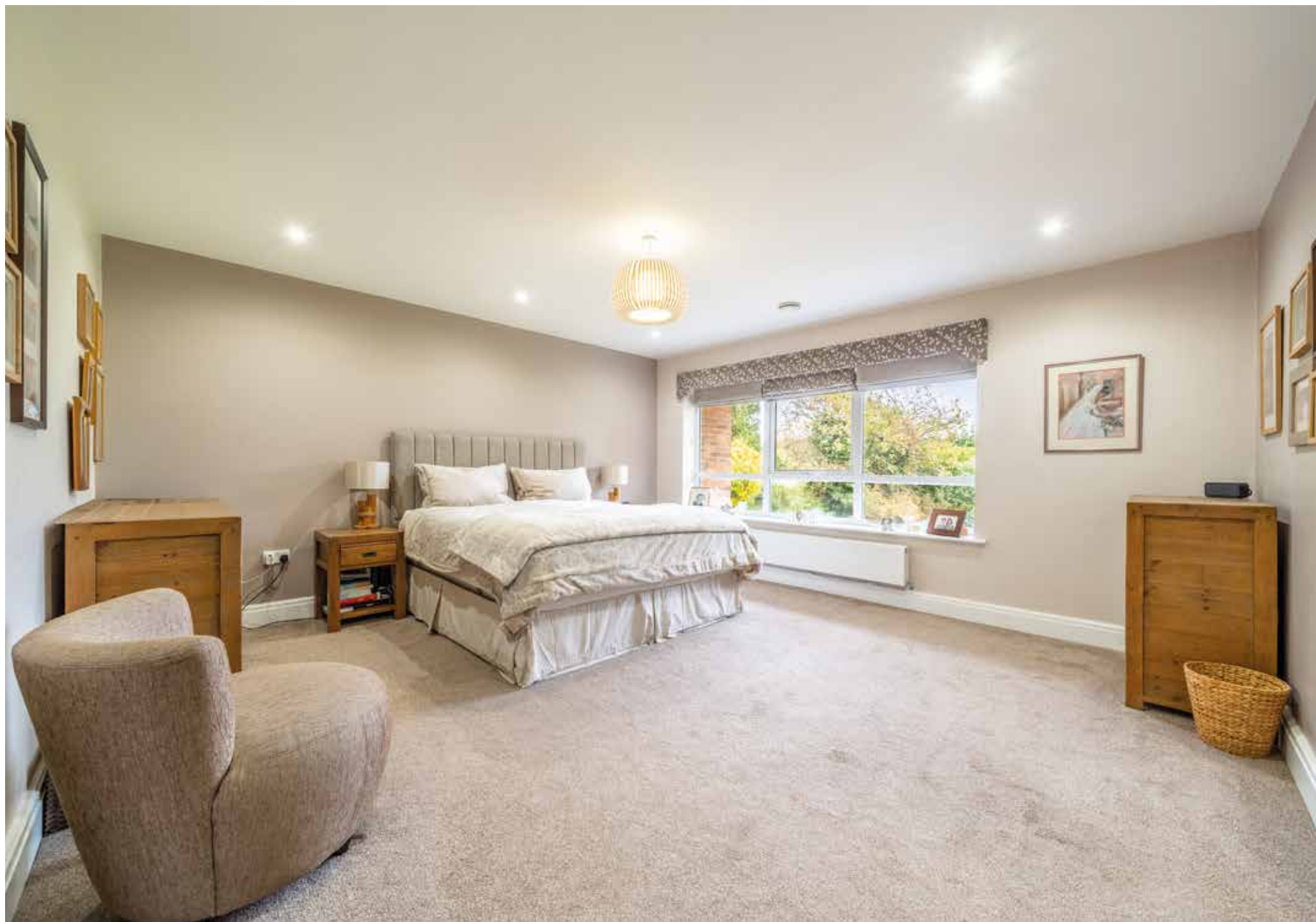
* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



























INFORMATION

Utilities – Mains water, electric, and sewer

Tenure: Freehold | EPC: B | Council Tax Band: G

Property Type – Detached

Construction Type – Standard – Brick & Tile

Council Tax – Solihull

Parking – Multiple cars

Mobile phone coverage - 4G and some 5G mobile signal is available in the area - We advise you to check with your provider.

Internet connection - Ultrafast FTTP Broadband connection available - We advise you to check with your provider.



Ground Floor



First Floor



Second Floor



Approximate Area : 519 m² | 5586.47 Sq Ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



MATTHEW LOWE

PARTNER AGENT

Fine & Country Solihull
07709 998 555
email: matthew.lowe@fineandcountry.com

I have spent over 25 years in the Luxury Property market all over the world, after relocating back to my hometown of Lapworth for my children's education I have partnered with Fine & Country and I focus on not just the home but implementing what I have learnt from working with high net worth clients worldwide. My extensive knowledge of local and the surrounding areas, and the lifestyle that goes with it due to living in the area helps me to build maximum value and help guide the new homeowner through the process and settle into their new home quickly and comfortably. I firmly believe that to stand out from the rest you have to have a proactive approach and differentiate yourself and being a marketing expert in the luxury market and my presence on social media channels gives me the ability to market your property with absolute focus on exposure, presentation and service.

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FOUNDATION

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Fine & Country
Zenith House, Highlands Road, Solihull B90 4PD
0121 746 6400 | solihull@fineandcountry.com

