



Grange Wood Cottage
Bills Lane | Shirley | Solihull | West Midlands | B90 2PJ

GRANGE WOOD COTTAGE

A rare chance to own this enchanting three-bedroom, three en suite detached cottage in Shirley. Set within a private gated plot, Grange Wood Cottage offers charm, character and versatile living space, a truly hidden treasure.



Grange Wood Cottage offers a rare opportunity to acquire a truly unique, heavily extended detached cottage set within a secluded, gated plot in the heart of Shirley. Thoughtfully modernised and sympathetically enhanced over time, this enchanting three-bedroom home combines historic character with modern convenience, all set within mature, landscaped grounds that provide an extraordinary sense of privacy and tranquillity.

Approached via electric security gates, the property immediately impresses with its generous frontage, offering extensive off-road parking, a detached garage with carport, a further double garage, and additional storage spaces including a workshop and garden sheds. The beautifully landscaped front garden is a standout feature, complete with an original well and a covered seating area that adds to the home's fairy-tale charm.

Inside, the cottage unfolds like a Tardis—full of character and far more spacious than it first appears. The welcoming entrance hall features a striking staircase and leads to multiple ground-floor living spaces. These include a cosy sitting room with an inset fire, a dual-aspect lounge with vaulted ceilings and a feature fireplace, and a second reception room with bespoke bookcases and character beams. A well-proportioned office provides ideal working-from-home space or the potential for a fourth bedroom.

At the heart of the home is the country-style kitchen/diner, fitted with a range of units and offering ample space for family meals and entertaining. This leads into a large utility room and a separate downstairs WC. A family bathroom completes the ground-floor accommodation.

Upstairs, the home continues to impress with three individual bedrooms, each benefiting from its own en suite shower room. These rooms have been thoughtfully designed to balance comfort with practicality, making the cottage ideal for families or multi-generational living.









Seller Insight

“Hidden away behind its gates, Grange Wood Cottage feels like a private sanctuary, set amongst more modern homes yet quietly timeless in its presence. Even after years of living nearby, many are surprised to discover it—an enchanting cottage that seems suspended in time, offering its owners a peaceful retreat from the world outside.

For Donna and David, who have cherished it for twenty-five years, the pull was immediate. “I used to follow it in the local property magazine for months,” Donna remembers. “One Sunday we went for a drive to try and find it. We kept circling until suddenly I spotted a chimney through the trees. From that moment, we knew—we were going to live here. It was love at first sight.”

That sense of magic has never left. Inside, every room is unique, shaped by centuries of character and enhanced with thoughtful restoration. From the beams and varied ceiling heights to the original range and a charmingly small bedroom door left deliberately in place, the cottage brims with individuality. Perhaps the most remarkable discovery came after they moved in: a hidden well, uncovered during renovations and now left proudly as part of the story of the house.

The renovations themselves were a true labour of love. For twelve months, David oversaw craftsmen working to sensitively update and modernise without ever losing the feel of a bygone era. Each bedroom now has its own en-suite and fitted wardrobes, yet the home retains the spirit of yesteryear.

Among all its spaces, it is the red room that has captured their hearts. Donna describes it as “a place where I can sit, look out at the garden, and feel as if I’ve been time travelling to the last century.” For David too, it’s the room that best reflects the magic of Grange Wood Cottage: filled with sunlight, overlooking the garden, alive with the movement of birds at their nests.

The connection to nature here is profound. Every spring the robins return to nest, once even making a home in a Polyfilla box in the garage. Blue and yellow tits nest just outside, so close that it is possible to sit in the red room and watch them busily flying back and forth to feed their young. From sunrise to sunset, the garden holds the rhythm of the seasons, offering a gentle backdrop to daily life.

Despite its seclusion, the cottage is wonderfully placed. Grange Wood Cottage enjoys a friendly neighbourhood atmosphere, with excellent local amenities close at hand—shops, schools, medical facilities, and a train station within a fifteen-minute walk, offering direct services between Birmingham and Stratford-upon-Avon.

Above all, the cottage has given Donna and David something rare: peace. “No matter what’s happening in the world outside, it is always calm here,” Donna reflects. It is this serenity, along with the garden and the sheer quaintness of the home, that they will miss most when they leave.

Grange Wood Cottage is not simply a home; it is a retreat, a story, and a way of life—waiting for its next custodians to fall in love, just as Donna and David once did.*

* 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.





















To the rear, the landscaped garden provides a wonderful setting for both relaxation and entertaining, with a large patio, raised planting beds, and a charming built-in BBQ area. A timber-clad garden room, or “man cave,” offers an electrified space perfect for hobbies, relaxation, or additional office use.

Throughout the home, a sense of warmth, creativity, and personality resonates—a feeling the current owners describe as “living in an oasis of privacy in the middle of suburbia.” Every corner of Grange Wood Cottage reveals something unique, brimming with character and charm, lovingly maintained and ready for a new family to create their own treasured memories.





SHIRLEY

Shirley offers a wide range of leisure and retail amenities. For shopping, Sears Retail Park and Parkgate feature many well-known high street brands, while Shirley High Street is home to a variety of independent stores. Fitness enthusiasts will find several gyms nearby, along with large supermarkets including Waitrose, Asda, Sainsbury's, Aldi, and Tesco. The area also boasts a vibrant food scene, with an excellent selection of restaurants, cafés, and bars all within walking distance. Education is well catered for, with local schools such as Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy, and Alderbrook School and Sixth Form. Shirley is also ideal for commuters, offering regular bus and train services as well as easy access to Junction 4 of the M42.

SOLIHULL

Solihull is recognized as being one of the most affluent and highly sought-after areas located within the more southern parts of the West Midlands conurbation and is situated some nine miles from the heart of the city of Birmingham. The town itself offers an excellent range of amenities, including the first-class award-winning shopping centre Touchwood with a John Lewis flagship store heading up 80 high street retail names, 20 bars and restaurants, and a 9-screen cinema complex. There is also a state-of-the-art library with a theatre and various other family entertainment centres such as Tudor Grange swimming pool/leisure centre, park/athletics track, several nearby private golf courses, and an ice rink.

Finally, the town and surrounding areas benefit from easy access to Birmingham International Railway Station and Airport, the National Exhibition Centre, the National Indoor Arena, Genting Arena, and the fabulous newly opened Resorts World Birmingham with 50 outlet stores, 18 stylish bars and restaurants, an 11-screen cinema, and an exhilarating international casino and hotel, all of which has a transport network which is second to none, linking the area to London either via the M40 or M1, the south via the M42/M5, and access to the north along the M6 motorway corridor.

Solihull also offers some excellent public and private schools, with superb college options for higher education.





Services, Utilities & Property Information

Mains Gas, Electric, Water and Drainage
 Gas Central Heating
 Broadband: Ultrafast FTTP Connection Available; We suggest you check with your provider.
 Tenure : Freehold
 Local Authority : Solihull Metropolitan Borough Council
 Council Tax Band : D

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country
 Standard back page with agent contact details

Website

<https://www.fineandcountry.co.uk/solihull-knowle-dorridge-estate-agents>

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm
 Saturday - 9.00 am - 4.30 pm
 Sunday - By appointment only



Grange Wood Cottage Bills Lane, Shirley, Solihull, West Midlands

Approximate Gross Internal Area

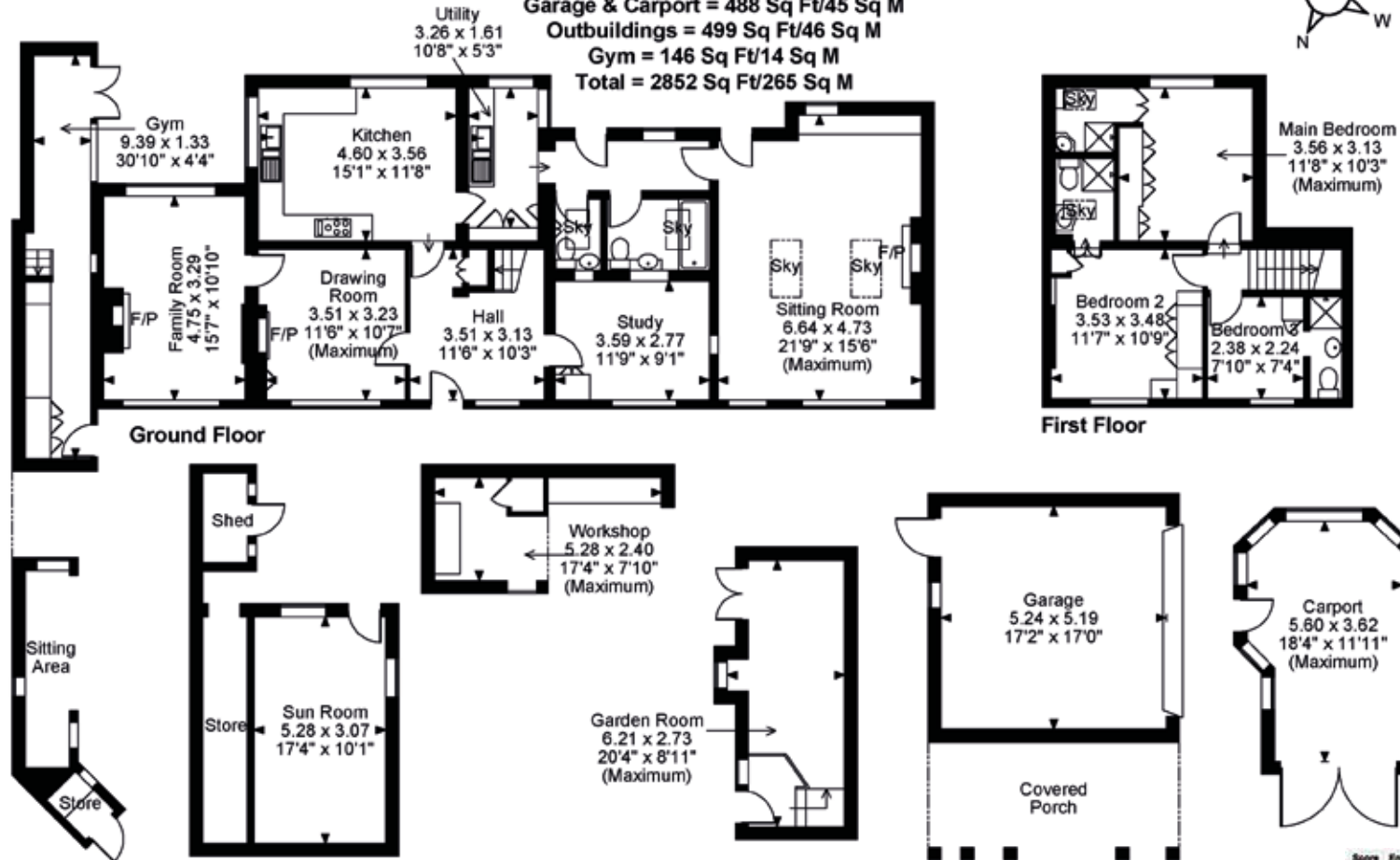
Main House = 1719 Sq Ft/160 Sq M

Garage & Carport = 488 Sq Ft/45 Sq M

Outbuildings = 499 Sq Ft/46 Sq M

Gym = 146 Sq Ft/14 Sq M

Total = 2852 Sq Ft/265 Sq M

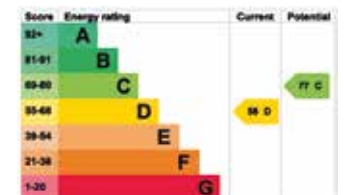


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8663400/LPV

Property Redress



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 07.08.2025

FINE & COUNTRY





RACHEL HYDE
PARTNER AGENT
Fine & Country Solihull
07966 473056
email: rachel.hyde@fineandcountry.com



MARTIN GRANT
PARTNER AGENT
Fine & Country Solihull
07713 251510
email: martin.grant@fineandcountry.com

With over 25 years combined service within the Fine & Country brand, we took the pioneering step 10 years ago to form a joint partnership, combining each of our individual skills to greater effect offering our clients an unrivalled level of service. We enjoy the challenge of exceeding our client's expectations and take great pleasure in helping people move home as smoothly and stress free as possible.

YOU CAN FOLLOW US ON



"We purchased our new house and sold our old house through Fine and Country with both aspects being handled by Martin and Rachel. I cannot thank them enough for the way they handled the process, always acting professionally and courteously. We were kept fully informed every step of the way on our sale, even at weekends when needed. The open house sale process worked really well for us and we ended up with a number of serious offers over the asking price with the sale going through first time with our chosen purchaser. We were presented with a fantastic album at the end of the sale process"... "Well worth the fee paid"

"A big thank you to both Martin and Rachel"

”

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.

Fine & Country
Tel +44 (0)121 746 6400
solihull@fineandcountry.com
Zenith House, Highlands Road, Solihull B90 4PD

