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SALES & LETTINGS

**WEST HOUSE
BICKENHILL LANE
MARSTON GREEN
B37 7EY**

West House is an impressive and beautifully presented five bedroom detached family home, offering spacious and versatile accommodation arranged over two floors. Stylishly appointed throughout, the property combines generous living spaces with an excellent open-plan kitchen, dining and living area, a substantial rear garden with fabulous outdoor kitchen and ample driveway parking.

WEST HOUSE

Set within a convenient Marston Green location, this exceptional family home offers a superb balance of stylish interiors, generous proportions and outstanding entertaining space. Five bedrooms, three reception areas and a striking open-plan kitchen, dining and living space provide an impressive level of flexibility, while the private rear garden with covered entertaining area and outdoor kitchen creates a wonderful extension of the living space. With ample driveway parking, an integral garage and excellent access to Solihull, Birmingham International and the NEC, this is a home ideally suited to modern family life.



The property is approached via a generous driveway providing parking for up to four vehicles, together with an integral double garage and benefits from an EV Charging Point. A particularly spacious entrance hallway creates an impressive first impression and provides access to the principal ground-floor accommodation.

To the left is a beautifully finished reception room featuring an attractive bay window and stylish media wall with integrated television and contemporary fire, creating a wonderful space to relax. Alongside is a versatile additional reception room, ideally suited as a home office, playroom or snug, whilst there is also a convenient guest cloakroom and internal access to the garage.





At the heart of the home is the stunning open-plan kitchen, dining and living space, beautifully designed for modern family life and entertaining.

The stylish kitchen features a comprehensive range of fitted cabinetry, integrated appliances and a large central island with breakfast bar seating. There is excellent space for both formal dining and relaxed seating, with large patio doors opening directly onto the rear garden and allowing natural light to flood the room.





To the first floor are five well-proportioned bedrooms, providing excellent flexibility for a growing family. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, with three further bedrooms also offering fitted storage.

The fifth bedroom is currently arranged as a study but could easily be utilised as a nursery, home office or occasional fifth bedroom. The impressive fully tiled family bathroom includes both a separate shower and luxurious jacuzzi bath, while a boarded loft with ladder and lighting provides excellent additional storage.

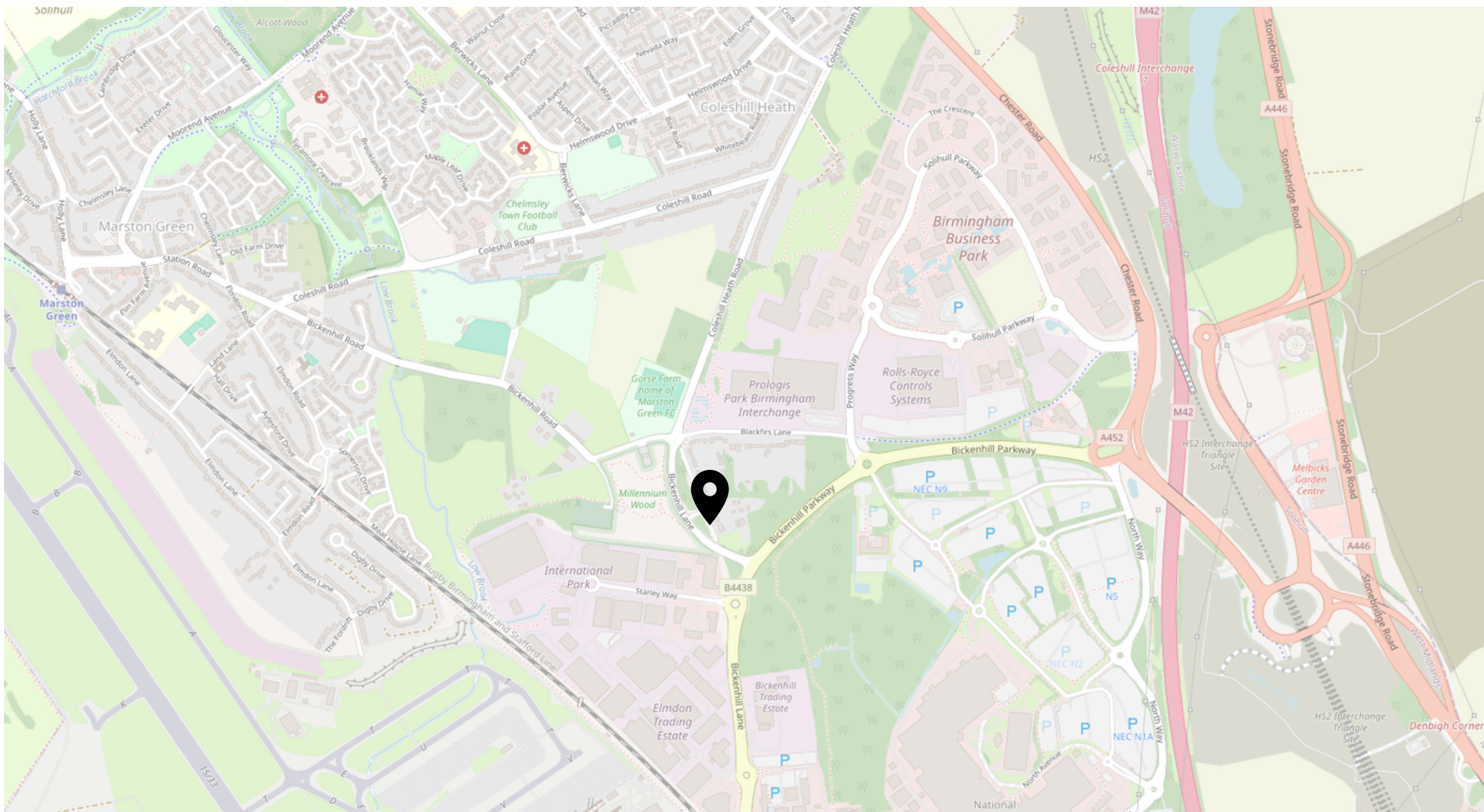




Outside, the rear garden is a particularly impressive feature, offering a generous lawn, extensive patio and a substantial covered entertaining area. The fabulous outdoor kitchen makes this an exceptional space for entertaining, with plenty of room for outdoor dining, relaxing and family gatherings. The garden is enclosed by established greenery, creating a private and attractive setting.

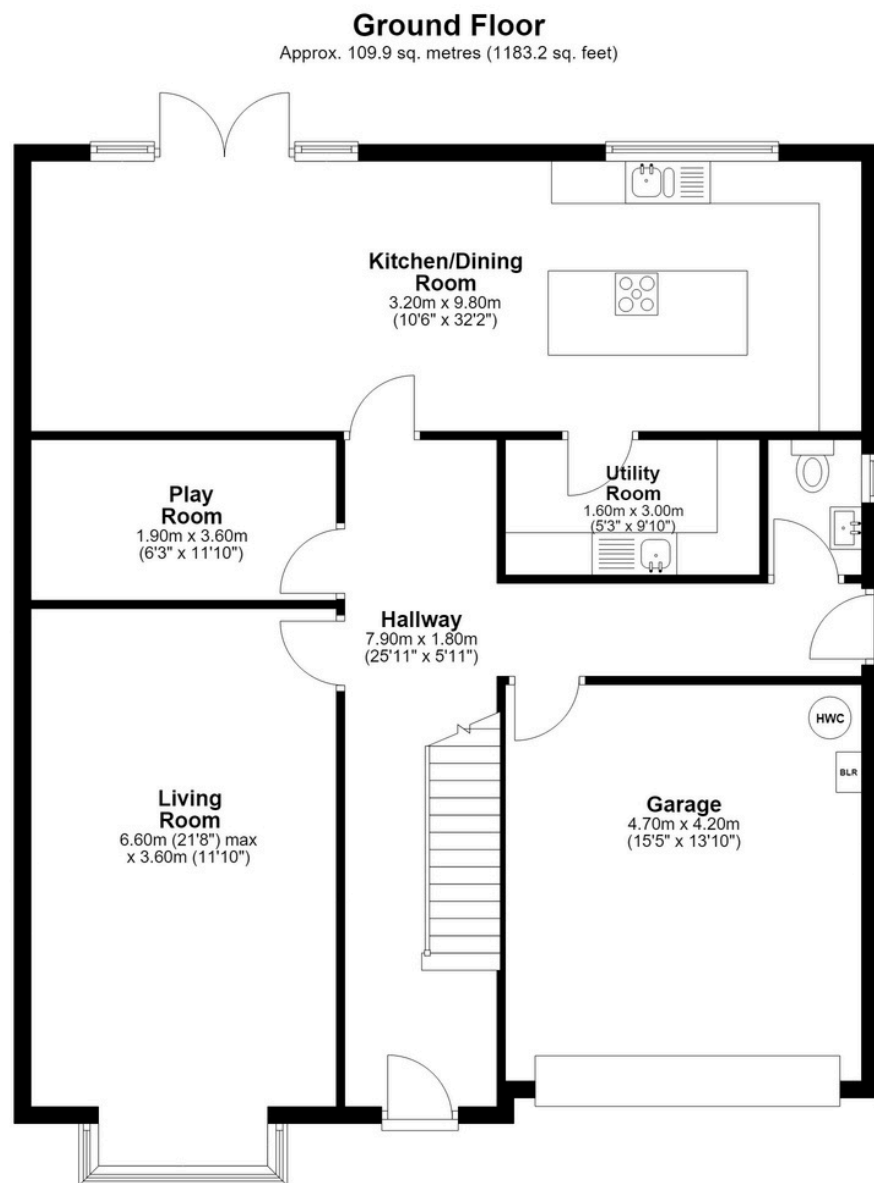
Overall, West House offers an outstanding combination of stylish interiors, generous and flexible accommodation, superb entertaining space and excellent transport connections, making it an ideal home for modern family life.



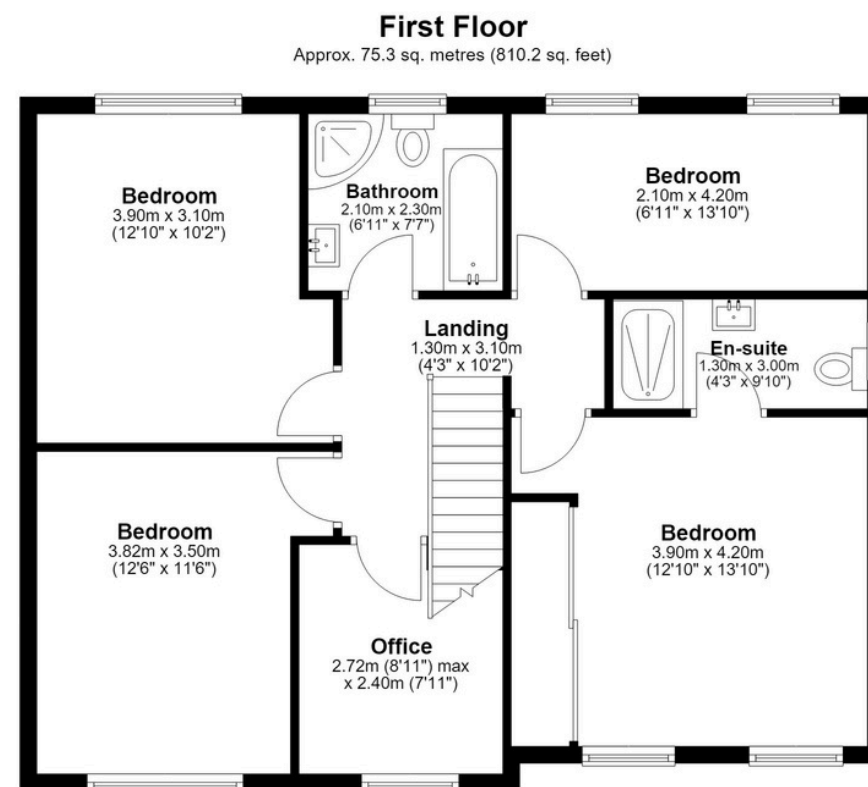


LOCATION

The location adds further appeal, with Marston Green Primary School nearby and Solihull town centre approximately 10 minutes away by car. Birmingham International Airport and the NEC are also around five minutes away, providing excellent connectivity for both business and leisure. Despite the proximity to Birmingham International, West House is not situated on the flight path. The property also enjoys the benefit of lovely neighbours on one side, whilst the neighbouring property on the other side has been sold.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Total area: approx. 185.2 sq. metres (1993.4 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No Liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced using PlanUp.

West House, Bickenhill Lane, Marston Green

FEATURES

- Impressive Five Bedroom Detached Family Home
- Stunning Open-Plan Kitchen, Dining & Living Space
- Beautiful Main Lounge with Bay Window & Media Wall
- Principal Bedroom with Fitted Wardrobes & En-Suite
- Three Further Bedrooms & Office/Bedroom Five
- Stylish Family Bathroom with Jacuzzi Bath & Separate Shower
- Substantial Rear Garden with Covered Entertaining Area & Outdoor Kitchen
- Driveway Parking for Four Cars & Double Integral Garage
- EV Charging Point
- Excellent Marston Green Location
- Close to Marston Green Primary School, Solihull & Birmingham International Airport

SIZE Total - 1993.4 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL – E SERVICES

All mains services are connected to the property. Piped underfloor heating downstairs / electric underfloor heating in bathrooms upstairs. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	157 Mbps	1 Mbps
Superfast	-	-
Ultrafast	10000 Mbps	10000 Mbps

Network in the area: OpenReach, Netomnia, YouFibre

MOBILE

Network in the area: EE - 90%, Vodafone - 89%, 3 - 83%, 02 - 83%.

PARKING

Driveway Parking for Four Cars & Double Integral Garage



FLOOD RISK

Very Low

COVENANTS

N/A

VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 0121 775 0101 (option 1)

@ sales@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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