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**3 BIRCH TREE GROVE
SOLIHULL
B91 1HD**

A delightful four bedroom detached family home, quietly positioned within a sought-after cul-de-sac and occupying a generous quarter-acre plot, with a private south-facing garden, triple-length garage and excellent potential to extend further, subject to planning permission

3 BIRCH TREE GROVE

Occupying a generous quarter-acre plot within a quiet and established cul-de-sac setting, this well-maintained detached home provides approximately 2,400 sq ft of versatile accommodation. The property combines a delightful character exterior with comfortable modern family living and enjoys a private south-facing rear garden. The ground floor bedroom and adjoining shower room provide excellent flexibility for multi-generational living or future-proofing, while the substantial garage and generous driveway add further practicality. With its peaceful setting, sizeable plot and adaptable accommodation, the property offers an excellent opportunity for a family seeking both space and long-term flexibility with scope to further extend subject to planning.





A welcoming reception hall sets the tone for the property, with an attractive arched entrance door and wood-effect flooring creating a warm first impression.

The spacious dual-aspect lounge enjoys plenty of natural light and features a character fireplace with charming feature log-burner, together with French doors opening onto the garden.

The formal dining room provides a comfortable setting for family meals and entertaining, while the extended dining kitchen forms the heart of the home. Fitted with a good range of wall and base units, integrated appliances and extensive work surfaces, it benefits from Velux roof lights, a generous dining area and direct access to the garden.







A ground floor bedroom and adjoining shower room provide particularly useful flexibility, ideal for guests, multi-generational living or future-proofing the home for changing family requirements.







The first floor provides three further well-proportioned bedrooms, together with a family bathroom and useful storage.

The principal bedroom is a particularly generous room with a triple-aspect outlook, fitted wardrobes, eaves storage and two Velux windows. It is further complemented by a private en suite shower room.

The second bedroom overlooks the rear garden and benefits from built-in storage, while the third bedroom is another spacious room with dual-aspect accommodation, eaves storage and two Velux windows.

The family bathroom is comfortably appointed with a panel bath and shower over, WC and twin wash basins with useful integrated storage. The spacious landing also provides access to a fully boarded loft via a pull-down ladder.



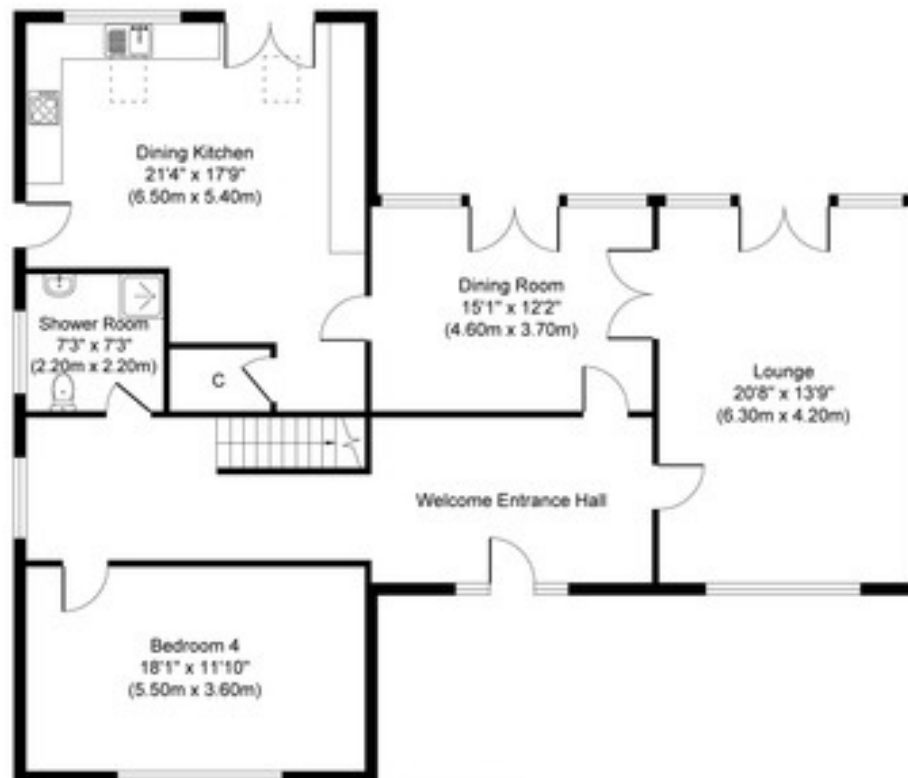
With an attractive frontage and a generous in-and-out driveway providing extensive off-road parking. The detached triple-length garage offers excellent additional storage and practical workspace, with power and lighting, together with housing for the property's Worcester boiler and unvented cylinder.

The rear garden is one of the property's key features, enjoying a southerly aspect and wonderfully private. A paved terrace provides an ideal area for outdoor dining and entertaining before extending onto a predominantly lawned garden enclosed by mature trees and established planting. There is access to both sides of the property, together with external lighting and an outside water supply.

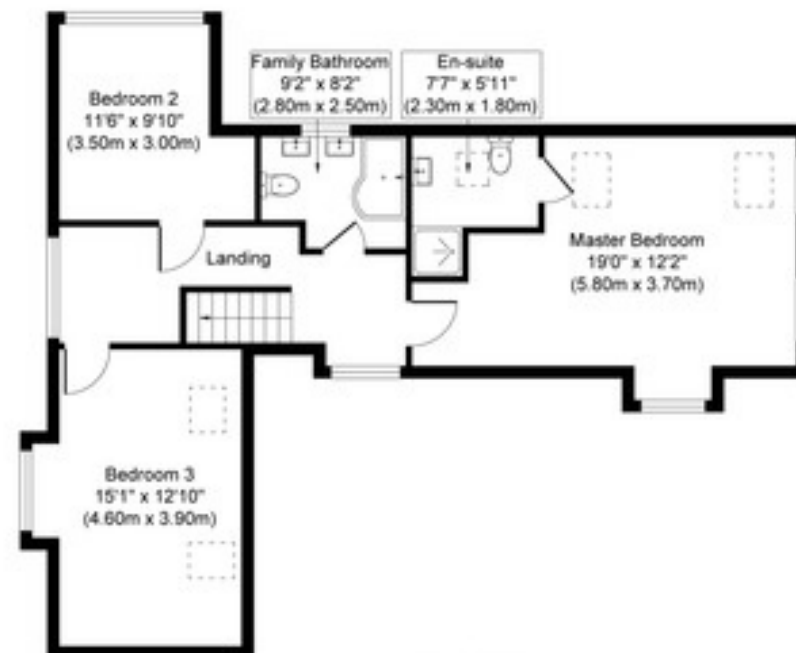




Outbuilding
Approximate Floor Area
391 sq. ft
(36.36 sq. m)



Ground Floor
Approximate Floor Area
1374 sq. ft
(127.67 sq. m)



First Floor
Approximate Floor Area
724 sq. ft
(67.26 sq. m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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.

FEATURES

- Quiet Cul-de-Sac Location
- Well Presented & Spacious Four Bedroom Home
- Adaptable Accommodation with Downstairs Bedroom & Bathroom
- Generous Plot of 0.25 acres
- Almost 2,400 square feet
- Large Triple Length Tandem Garage
- Generous In & Out Drive Way
- Potential to Further Extend STP
- Private South Facing Garden

SIZE Total - 2,489 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL – G

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	11 Mbps	0.9 Mbps
Ultrafast	5500 Mbps	5500Mbps

Network in the area: OpenReach, CityFibre

MOBILE

Network in the area: EE - 85%, Vodafone - 80%, Three - 85%
O2 - 81%

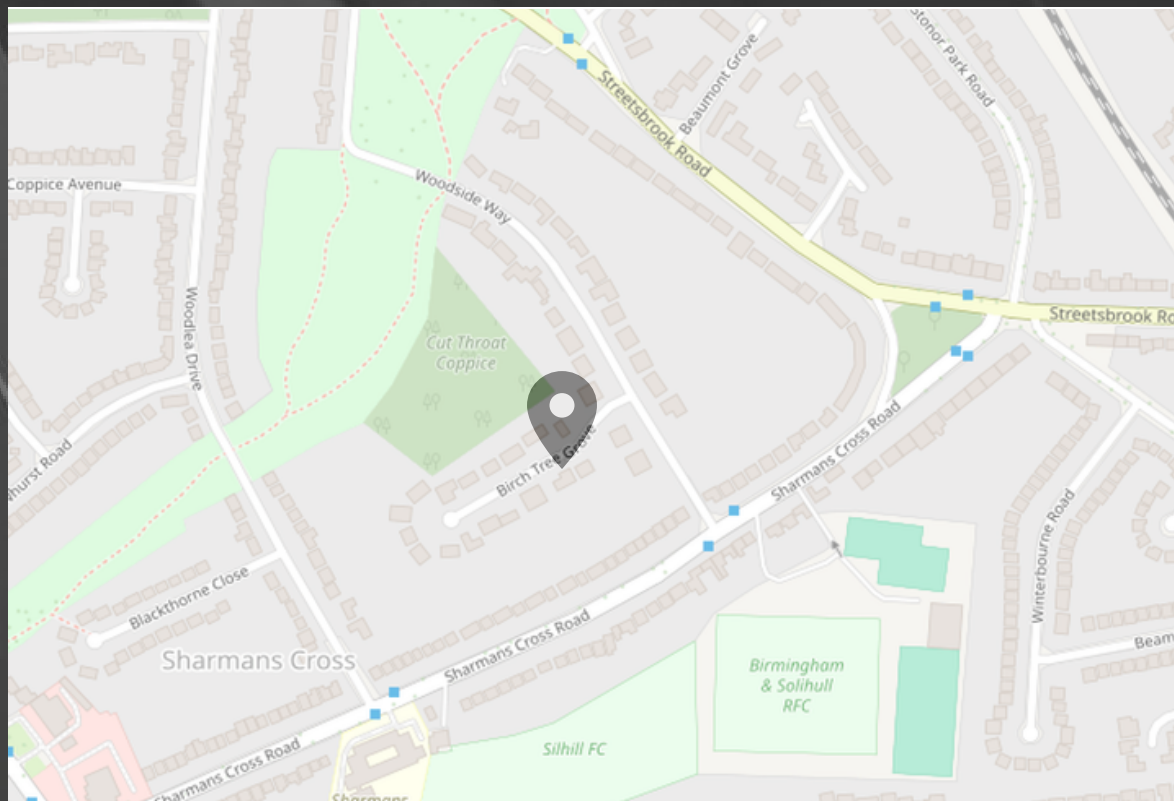
PARKING

Double Garage & Driveway Parking for 5+ Cars

FLOOD RISK No Risk

COVENANTS N/A

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.



LOCATION

Situated within the sought-after B91 postcode, this location offers an excellent balance of convenience and family appeal. Solihull town centre, well regarded schools and a range of everyday amenities are all within easy reach, along with excellent transport links including Solihull railway station.

The area is particularly well suited to families and professionals, with nearby parks, leisure facilities and excellent transport connections including Solihull railway station, providing direct services to Birmingham and London. Residents also benefit from close proximity to Arden Club, one of the area's most regarded private sports and leisure clubs, offering tennis, squash, gym and social facilities.

VIEWING

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

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk



Call us on **01564 777314 (option 4)**

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