



Weatheroak

Private Road | off Tanners Green Lane | Wythall | B47 6BH

 FINE & COUNTRY

# WEATHEROAK

*Weatheroak is a charming 1930s detached country home set on a quiet private lane opposite Fulford Heath Golf Course. With generous living space, mature west-facing gardens, a wide plot and excellent extension potential, it offers peaceful countryside living with superb scope.*



Built circa 1934, Weatheroak is a delightful, detached country residence enjoying a peaceful and idyllic setting along a private lane, directly opposite the Fulford Heath Golf Club. With its attractive black and white timbered façade, generous frontage and mature gardens, the property combines period charm with exciting potential for further enhancement.

Approached via a wide tarmac driveway providing ample parking, the house sits proudly within its plot with a welcoming storm porch featuring terracotta tiled flooring and an oak front door. Inside, the property retains many hallmarks of its era, including high ceilings, large windows, and well-proportioned rooms that create a bright and airy living environment.

### Accommodation

A welcoming reception hall provides access to the principal rooms and includes a useful under-stairs storage cupboard.

The kitchen features oak cabinetry with a range of floor and wall units, integrated oven and grill, ceramic electric hob with extractor above, built-in fridge, twin sinks with drainer and a breakfastbar seating area. A picture window enjoys views over the rear garden. A ground floor WC and boiler cupboard housing the oil-fired boiler are positioned conveniently between the kitchen and utility area.

To the side of the property is an exceptionally spacious utility and laundry room, fitted with additional kitchen units, stainless steel sink, ceramic tiled flooring and ample space for appliances including washing machine, dryer and fridge freezer. From here there is internal access to the integrated single garage, which benefits from an electric up-and-over door and loft storage above. A covered side passage with polycarbonate roof provides convenient access from the front to the rear garden. This entire side of the property offers huge scope for extension and development.

The living room is a charming space overlooking the pretty rear gardens and offering the perfect space for family and friends to relax and entertain. A delightful feature of the room is a striking brick-built fireplace with a real wood and coal fire as its focal point. Picture windows flank the fireplace while dual-aspect glazing overlooks both the garden and terrace. An arched opening leads to a charming library area, complete with patio doors opening onto the garden, offering a peaceful reading or study space.

The dining room is another elegant reception room, enjoying a bay window to the front and additional windows to the side, creating a light-filled setting ideal for entertaining.













Upstairs, a dog-leg staircase leads to the first-floor landing, where a large picture window floods the space with natural light.

The principal bedroom is a spacious retreat with fitted wardrobes, attractive garden views and a dressing/vanity area leading into a private en-suite shower room with shower cubicle, wash basin and WC.

The second bedroom mirrors the proportions of the dining room below, featuring a bay window to the front, additional side windows, and extensive fitted wardrobes. A freestanding hand basin adds further convenience.

The third bedroom is also a comfortable double with built-in wardrobes and pleasant views over the rear garden.

A family bathroom serves the remaining bedrooms and includes a bath, pedestal wash basin, WC, airing cupboard and dual aspect obscure windows providing natural light.













### Gardens & Grounds

Weatheroak enjoys a beautifully private south-west facing garden, well screened by mature planting and established shrubs. Opening directly onto the garden, it creates a wonderful space to enjoy all year around. The garden features a variety of attractive species including camellia, magnolia, skimmia, euonymus, pieris and box, creating year-round interest. Several mature apple and fruit trees add charm and character, while a generous lawned area to one side of the property emphasises the impressive width of the plot and offers potential for further landscaping or extension (subject to the necessary consents). A terrace patio provides an ideal space for outdoor dining and entertainment during the warmer months. Tucked discreetly within the garden is a large rhododendron, behind which sits a useful tool shed, along with a built-in wood store. A particularly attractive feature is the generous summer house, complete with large sliding doors, providing a peaceful retreat to enjoy all year round overlooking the garden.

The breadth of the plot and existing footprint present significant potential for extending the property to either side, offering exciting possibilities for future development (subject to planning permission).









# LOCATION

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## **WYTHALL**

Weatheroak sits on the outskirts of Earlswood and Wythall, both highly sought-after semi-rural areas with an excellent balance of countryside living and city accessibility. Situated just south of Birmingham and close to Solihull, the area is ideally suited to families, professionals and commuters alike.

The village benefits from excellent transport connections, with the nearby M42 motorway and A435 road providing straightforward access to Stratford-upon-Avon and the wider Midlands. Rail services from Wythall railway station and Whitlocks End railway station offer regular connections into central Birmingham, including Birmingham Moor Street railway station and Birmingham Snow Hill railway station, while Birmingham Airport is conveniently located within a short drive.

Wythall itself offers a range of everyday amenities including local shops, cafés and services. Families are particularly well served by a selection of well-regarded primary and secondary schools in the surrounding area. Leisure opportunities are plentiful, with Wythall Park providing sports pitches, children's play areas and community events, while the surrounding countryside offers excellent opportunities for walking and outdoor pursuits. Local attractions include several golf courses, sports clubs and the much-loved Wythall Transport Museum.

## **SOLIHULL**

Historically part of Warwickshire, Solihull is one of the most prosperous towns in the English Midlands. In November 2013, the uSwitch Quality of Life Index named Solihull the "best place to live" in the United Kingdom. The motto of Solihull is Urbs in Rure (Town in Country).

Solihull's name is commonly thought to have derived from the position of its parish church, St Alphege, on a 'soily' hill. The church was built on a hill of stiff red marl, which turned to sticky mud in wet weather.

Solihull probably came into being about a thousand years ago, as a clearing in the forest to which people would come to trade. The town is noted for its historic architecture, which includes surviving examples of timber framed Tudor style houses and shops. The historic Solihull School dates from 1560 (although not on its present site). The red sandstone parish church of St. Alphege dates from a similar period.

Excellent communication links with the M42 (J4 and J5) which provides access to the M40 providing motorway access to London, the M6 and the North West and the M5 and the South West. Birmingham International Airport is a short drive away, as well as the hub of the Midlands rail network, the newly refurbished New Street. Solihull train station provides direct access to London Marylebone





### Services, Utilities & Property Information

Property Type - Detached  
 Tenure - Freehold.  
 Council Tax Band - G  
 Local Authority - Bromsgrove District Council  
 EPC - D  
 Property Construction - Standard (brick and tile).  
 Electricity Supply - Mains.  
 Water Supply - Mains.  
 Drainage and Sewerage - Mains.  
 Heating - Oil Fired central heating  
 Broadband - FTTP ultrafast full fibre broadband connection available - we advise you to check with your provider.  
 Mobile Signal/Coverage - 4G/5G mobile signal is available in the area - we advise you to check with your provider.  
 Parking - Garage and off street parking for 5 vehicles  
 Private Road : Private road maintenance shared between all house owners - please ask agent for more details.  
 Additional information: Practical features include a boarded and insulated loft and both smart water and smart electricity meters fitted.

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

### 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	63 D
39-54	E		
21-38	F		
1-20	G		

**Weatheroak Private Road, Tanners Green, Wythall, Birmingham**

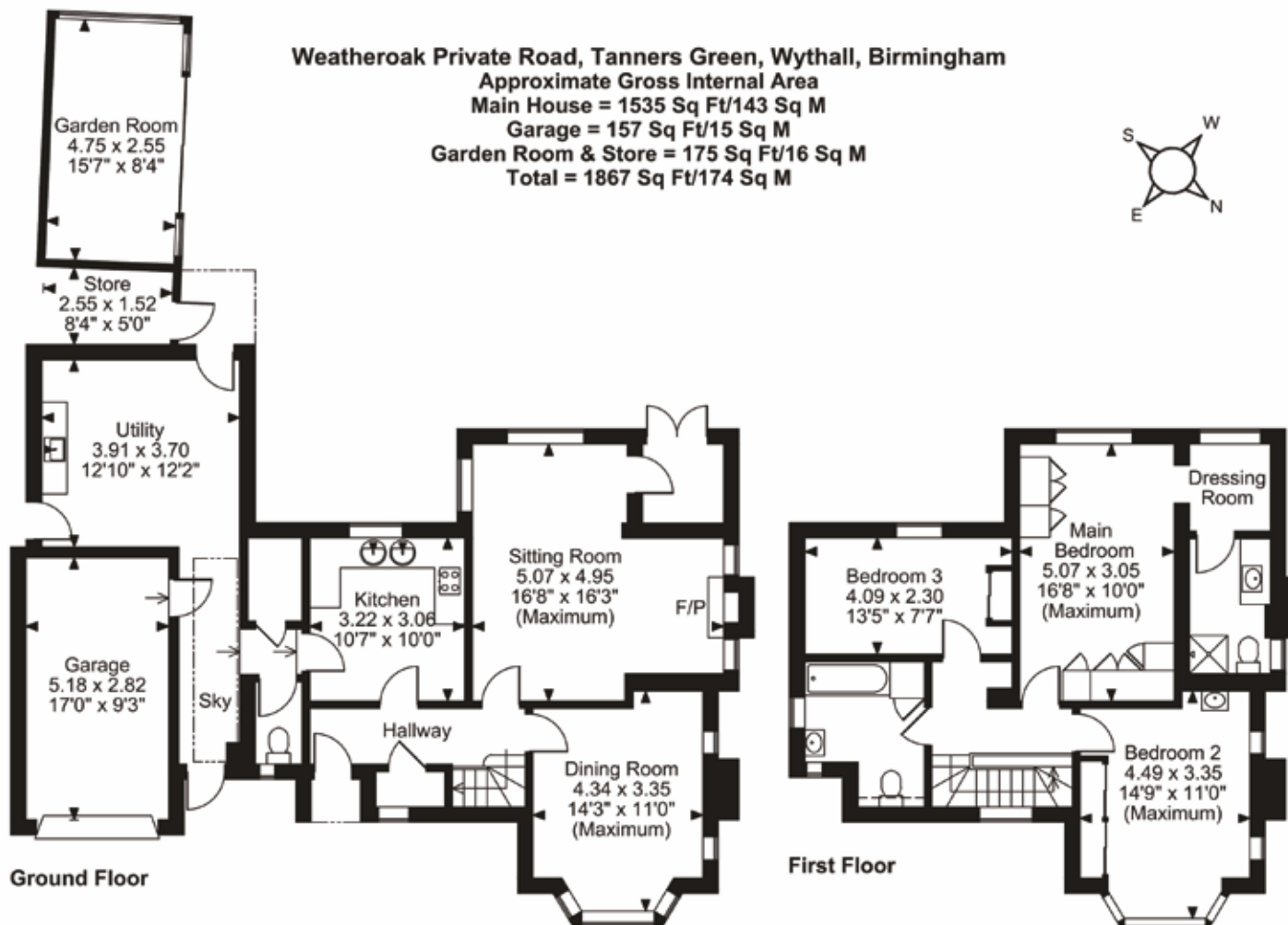
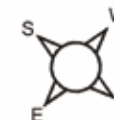
Approximate Gross Internal Area

Main House = 1535 Sq Ft/143 Sq M

Garage = 157 Sq Ft/15 Sq M

Garden Room & Store = 175 Sq Ft/16 Sq M

Total = 1867 Sq Ft/174 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

▭▭▭▭ Denotes restricted head height

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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





# FINE & COUNTRY

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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*



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THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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