



HUNTERS[®]
HERE TO GET *you* THERE

60 Whitefields Road, Solihull

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Guide Price £1,350,000

A truly outstanding property set on one of Solihull's most prestigious and highly sought-after roads, featuring an expansive in-and-out driveway that provides both convenience and impressive curb appeal.

The home boasts an inviting entrance hall, leads to the spacious, light ground floor accommodation, designed for both entertaining and quiet family life; the dual-aspect sitting room, bathed in natural light, opens through French doors to the garden, while a dining room and a separate versatile reception room offer flexibility for a Family room, home office or library.

For those focused on wellness and leisure, the property features a gym room and a substantial indoor heated pool room. While currently not in use, this space offers a spectacular canvas for a private spa suite.

Space to Grow - this home has planning permission (due to expire) and plans available to peruse. Planning number Planning reference: PL/2022/01792/MINFHO

The dual aspect, primary bedroom has a selection of built in wardrobes and en-suite, complemented by four further well-proportioned bedrooms—two of which enjoy private en-suites. Beyond its current footprint, the property holds immense potential; existing planning permission (details available upon request) allows for further extension, ensuring this home can evolve with your family's needs.

Outdoors: The well-proportioned rear garden featuring block-paved entertaining terraces framed by well-stocked, mature borders—perfect for summer hosting. Practicality is equally well-served by a double and a single garage, providing ample housing for a car collection.

Location: Superbly positioned for easy access into Birmingham, Birmingham international airport, train station, excellent motorway access, walking distance to Solihull town centre & Catchment for Tudor Grange School.

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Ground Floor

Main area: approx. 190.6 sq. metres (2061.7 sq. feet)
 Plus swimming pool: approx. 87.1 sq. metres (934.6 sq. feet)
 (INCLUDING ATTACHED GARAGE)



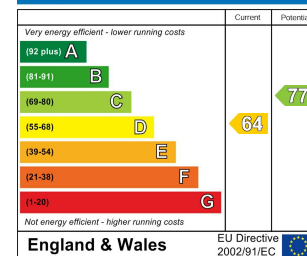
Main area: Approx. 309.0 sq. metres (3325.9 sq. feet)
 Plus swimming pool: approx. 87.1 sq. metres (934.6 sq. feet)

First Floor

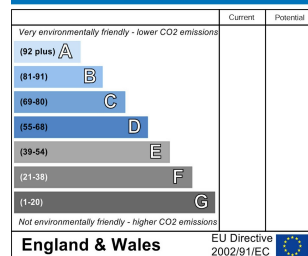
Approx. 118.4 sq. metres (1274.2 sq. feet)



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Information

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Location

Pleasantly set on one of Solihull's most prestigious residential settings, this exceptional location lies within the highly coveted catchment for Tudor Grange Academy—a defining consideration for many discerning families.

Solihull offers an outstanding blend of lifestyle and convenience, with the elegant retail and leisure destination of Touchwood Shopping Centre, alongside John Lewis, providing an excellent choice of boutique shopping, fine dining, and everyday amenities. Superb transport links ensure swift access to Birmingham, the wider motorway network s linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station. Surrounded by mature green spaces and attractive parkland, the setting offers a refined balance of tranquillity, connectivity, and community—hallmarks of one of the West Midlands' most desirable and established addresses.

Vendor view

Our vendors had long admired this home, often imagining life here as they passed by. When it became available, the opportunity was not to be missed.

The impressive frontage, prime location and excellent school catchment made it the perfect choice for their family. They were equally drawn to the property's superb potential to extend, along with

the convenience of being able to walk into town, while the children could easily access local schools, the train station and leisure centre on foot.

Opportunity to extend (STP reapplication)

The current owners have commissioned architect-designed plans and obtained planning permission to significantly extend and transform the property, creating a substantial and beautifully designed home of almost double its current size. Full details of the approved scheme are available to view via the planning portal - Planning reference: PL/2022/01792/MINFHO

Although the permission is nearing expiry, it can be reapplied for, with the original architect available to assist.

This presents a rare opportunity to create a bespoke “forever home” without the time, cost and uncertainty of obtaining planning consent, No groundworks have begun.

Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band G.

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Fixtures And Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or

disconnected or drained appliances. All measurements in our particulars are approximate.

Anti-Money Laundering (AML) - In accordance with legal requirements, all purchasers must undergo anti-money laundering checks and provide verified identification. While we remain responsible for ensuring that all checks and any ongoing monitoring are carried out correctly, the initial verification is completed by a third-party provider, Coadjute. These checks must be completed before a sale can be agreed and before a memorandum of sale can be issued. The associated fee of £49.00 Inclusive of VAT is payable per person in advance and is non-refundable.

Agent Note

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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(including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

