



Widney Lane, Solihull B91 3LH

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Positioned on the highly desirable yet well-connected Widney Lane in Solihull, this detached 1930s family home offers substantial proportions and an incredible opportunity for a buyer to create their dream home.

Featuring four spacious bedrooms and two bathrooms, this property is the perfect canvas for modern family living. A generous entrance hall greets you upon arrival, open plan into a versatile study or playroom. There is bright front reception room and a truly impressive, expansive living and dining area. This exceptional space features floor-to-ceiling windows that flood the room with natural light, complemented by New England shutters.

The heart of the home is the breakfast kitchen, complete with a pantry and a separate laundry room.

A guest cloakroom adds further convenience to the ground floor layout.

Upstairs, four bedrooms provide excellent proportions for relaxation, served by a generous family bathroom.

Outside, the property boasts an impressive in-and-out driveway and a detached double garage that requires work to be done on the roof, windows and doors. We declare the garage requires work. Situated on a highly respected road, this home is within walking distance of excellent schools, Widney Manor train station, and local amenities—offering a prime location and endless potential.





Location

Widney Lane enjoys a highly regarded position within one of Solihull's most desirable residential locations, offering the perfect balance of leafy surroundings, excellent connectivity and outstanding local amenities. Renowned for its attractive character and family-friendly atmosphere, the area continues to be one of the most sought-after addresses in the borough.

The property falls within the catchment area for a number of highly respected schools, making it particularly appealing to families. These include the outstanding Tudor Grange Academy Solihull, St Peter's Catholic School, Alderbrook School, and the well-regarded Widney Junior School and Burman Infant School. Solihull is also home to several prestigious independent schools, including Solihull School, Saint Martin's School for Girls and Eversfield Preparatory School, all within easy reach.

Residents benefit from an excellent range of everyday amenities nearby. Widney Lane is conveniently positioned close to Shirley, offering a wide selection of supermarkets including Waitrose, Sainsbury's, Tesco and Aldi, together with an array of independent cafés, restaurants, wine bars and



boutique retailers. Touchwood Shopping Centre in Solihull town centre is only a short drive away and provides an exceptional mix of high-end retailers, department stores, fine dining and leisure facilities, including a multi-screen cinema and David Lloyd Health Club nearby.

For commuters, the location is exceptionally well connected. Widney Manor Railway Station is within walking distance and provides direct services to Birmingham Moor Street and Stratford-upon-Avon, while Solihull Railway Station offers regular services to Birmingham, Warwick and London via connecting routes. The M42, M40, M5 and the national motorway network are all easily accessible, with Birmingham Airport, the NEC and Birmingham International Railway Station all within approximately 15 minutes' drive.

The area is also renowned for its abundance of green open spaces, including Brueton Park, Malvern and Brueton Park Nature Reserve, Hillfield Park and nearby Earlswood Lakes, providing wonderful opportunities for walking, cycling and outdoor recreation.

Combining exceptional schooling, outstanding transport links, first-class



shopping and an enviable lifestyle, Widney Lane represents one of Solihull's premier residential locations, perfectly suited to discerning families and professionals seeking convenience without compromising on quality of life.

Lounge/Dining Room
25'3" x 17'6"

Reception room
14'7" x 11'11"

Study
11'9" x 8'0"

Kitchen breakfast room
18'2" x 15'8"

Laundry room
10'5" x 6'9"

Bedroom One
12'2" x 11'5"

Bedroom Two
14'6" x 11'11"



Bedroom Three
12'2" x 11'5"

Bedroom Four
7'1" x 9'3"

Bathroom

Double garage (in need of repair)
21'0" x 16'0"

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 G

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

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.

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.

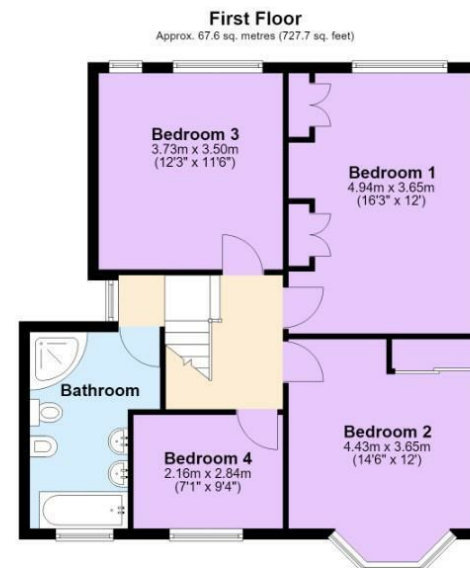
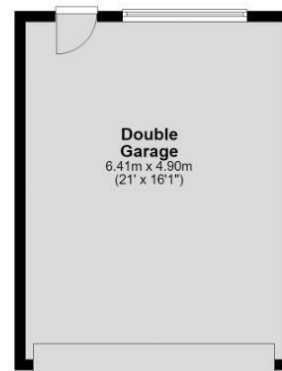
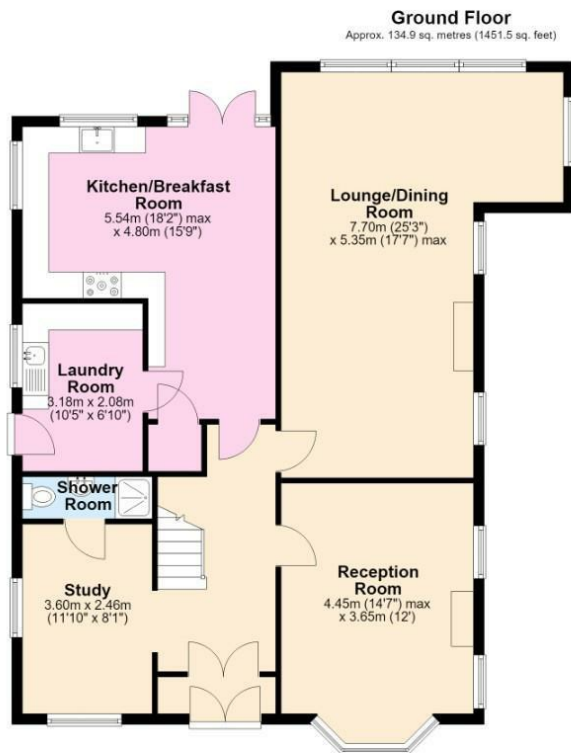
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

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 affecting the property and would advise any potential buyer to obtain verification from their solicitor.

AML Checks

Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.



Total area: approx. 202.5 sq. metres (2179.2 sq. feet)

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

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Solihull -
0121 709 0111 <https://www.hunters.com>

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