



108 Silhill Hall Road
Solihull | West Midlands | B91 1JS

 FINE & COUNTRY

108 SILHILL HALL ROAD

An exceptional six-bedroom detached residence offering expansive and versatile living, with four reception areas, a south-facing garden and in-and-out driveway, ideally positioned just moments from Solihull town centre and train station.



Ground Floor

Set behind an impressive in-and-out driveway providing parking for multiple vehicles, this beautifully extended home welcomes you through a bright entrance porch into a wide and inviting hallway. The ground floor has been thoughtfully designed to offer both elegance and flexibility, with a formal rear reception room featuring a fireplace and direct access to the sun-drenched patio, alongside a well-appointed study ideal for home working. The stylish kitchen-diner forms the heart of the home, complete with high-spec integrated appliances, a peninsula breakfast bar and sliding doors opening seamlessly onto the garden, creating an ideal space for both everyday living and entertaining.

Further enhancing the ground floor is a utility room, guest WC and an additional reception area that has been cleverly configured to provide exceptional flexibility. With built-in storage, access to a contemporary wet room and direct garden access, this space is perfectly suited to multi-generational living, guest accommodation or potential annex creation.





Seller Insight

“ An exceptional detached home has been cherished by its current owners for almost 36 years an enduring testament to both its quality and its setting. Occupying a notably wide plot, the property immediately impresses with its generous frontage, substantial driveway, and parking provision for six to seven vehicles, offering both privacy and practicality in equal measure. From the moment you step inside, a defining feature becomes apparent: an abundance of natural light. With a principal room enjoying a prized south-facing aspect, the house is bathed in sunshine throughout the day, creating a warm, uplifting atmosphere that the owners describe as both cosy and inviting year-round.

The beautifully secluded rear garden provides a tranquil retreat, perfect for unwinding with an evening drink while watching the sunset paint the sky in rich hues, accompanied only by birdsong. Internally, the home has been thoughtfully enhanced to suit modern living. A recently constructed garage extension, complete with an electric roller shutter door, has allowed for the conversion of the original garage into a versatile suite comprising a spacious room with ensuite and storage. With its own separate entrance, this area lends itself effortlessly to a variety of uses. Whether as a self-contained annexe, guest accommodation, home office, or gym offering flexibility highly sought after by discerning buyers. Furthermore, planning permission is already in place for an additional rear garden room, presenting exciting future potential.

Beyond the property itself, the location is truly outstanding. Just a short five-minute walk brings you into the heart of Solihull town centre, with its excellent range of shops, restaurants, bars, cinema, and leisure facilities. Superb transport links include frequent rail services to both London and Birmingham, while the M42 motorway, Birmingham Airport, and local healthcare services are all within easy reach. The area is also renowned for its excellent selection of both state and private schools.

Perhaps most compelling of all is the strong sense of community. Long-standing neighbours, many of whom have lived here for decades, create a welcoming and supportive environment where friendships flourish. For the current owners, this has been far more than just a house, it has been a home filled with memories, from family life to lively garden football matches. It is now ready to offer the same exceptional lifestyle to its next custodians.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

The first floor continues to impress with a spacious landing leading to five well-proportioned double bedrooms. The principal suite offers a luxurious retreat, featuring a dual-aspect outlook, steps down to a dedicated dressing area and a generous en-suite with both bath and walk-in shower. A further guest bedroom benefits from its own en-suite and fitted wardrobes, while three additional bedrooms are served by a stylish family bathroom, thoughtfully designed with both a full-size bath and separate shower. The layout provides both comfort and practicality, ideal for modern family life.















Gardens & Grounds

To the rear, the south-facing garden offers a private and tranquil setting, perfect for relaxation and outdoor entertaining. A sun-soaked patio extends from the house, ideal for al fresco dining, while the well-maintained lawn is framed by mature planting, creating a secure and attractive space for families. Side access to both sides of the property adds further convenience, while the frontage provides extensive parking alongside a recently constructed garage with electric roller door.





SOLIHULL

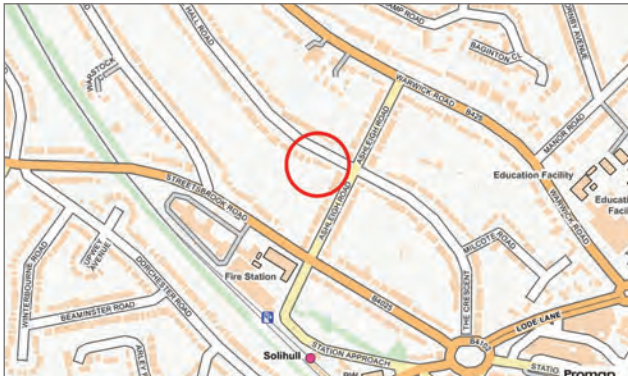
Historically part of Warwickshire, Solihull is one of the most prosperous towns in the English Midlands. In November 2013, the uSwitch Quality of Life Index named Solihull the “best place to live” in the United Kingdom. The motto of Solihull is Urbs in Rure (Town in Country).

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.





Tenure: Freehold.

Broadband (Speeds): Upload 1000Mbps. Download 1800Mbps

Flood Risk Rating - Very Low: No risk.

Conservation Area?: No.

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

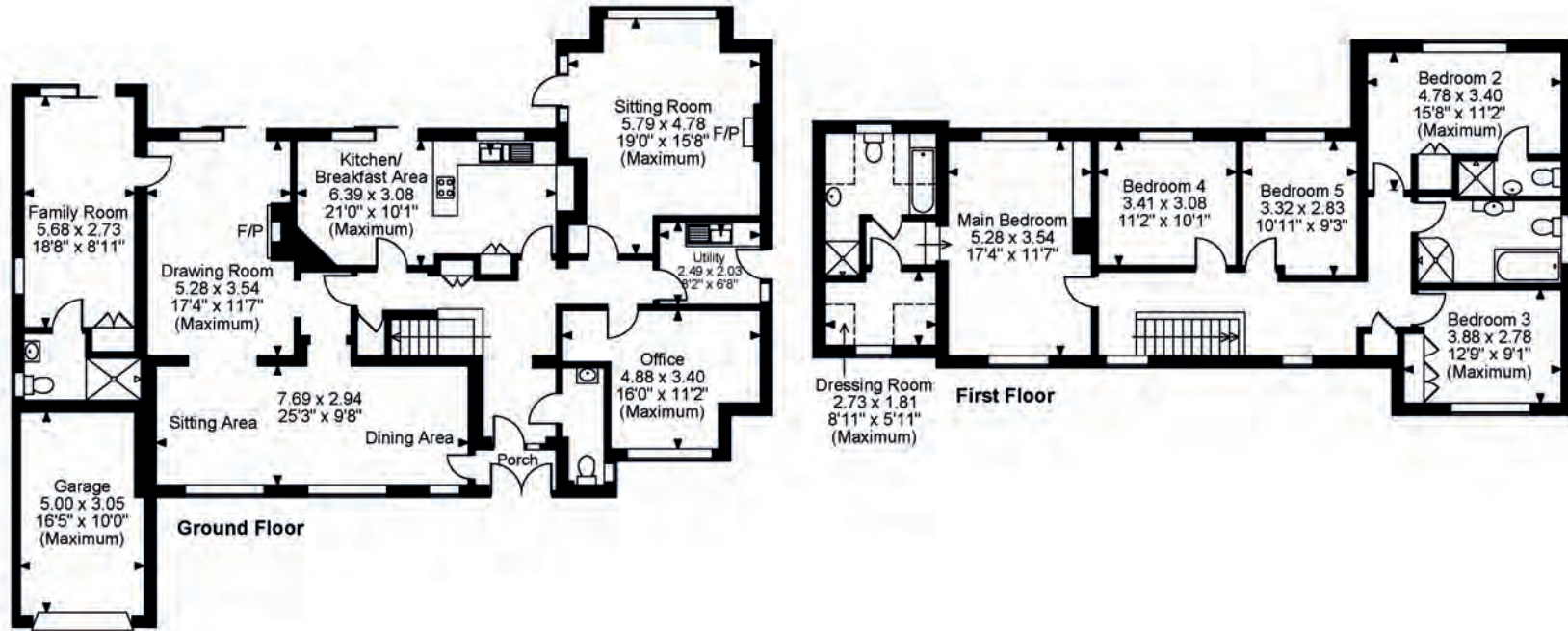
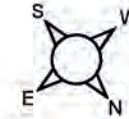
Local Authority: Solihull Metropolitan Borough Council.

Council Tax Band: E.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Silhill Hall Road, Solihull, West Midlands
Approximate Gross Internal Area
Main House = 2831 Sq Ft/263 Sq M
Garage = 160 Sq Ft/15 Sq M
Total = 2991 Sq Ft/278 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 08.04.2026





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



RACHEL HYDE

PARTNER AGENT

Fine & Country Solihull
M: 07966473056
email: rachel.hyde@fineandcountry.com



MARTIN GRANT

PARTNER AGENT

Fine & Country Solihull
M: 07713251510
email: martin.grant@fineandcountry.com

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THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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Fine & Country
Tel +44 (0)121 746 6400
solihull@fineandcountry.com
Zenith House, Highlands Road, Solihull B90 4PD

