



Prospect Lane, Solihull B91 1HN

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EXCLUSIVE



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This beautifully extended four-bedroom detached residence offers a rare blend of character, space, and privacy, set well back from the road behind a generous paved driveway providing ample parking for multiple vehicles.

Upon entering, you are welcomed by a bright and spacious entrance hallway, setting the tone for the well-balanced accommodation throughout. The ground floor boasts three versatile reception rooms, ideal for modern family living. A charming dining room features an attractive brick fireplace, mirrored by a similarly styled fireplace in the main lounge, which has been thoughtfully extended to create a particularly generous and inviting living space. A delightful sun room sits to the rear, offering tranquil views over the stunning garden and flooding the home with natural light.

The kitchen dining area provides a sociable heart to the home, complemented by a separate laundry room for added practicality.

To the first floor, there are four bedrooms. The principal bedroom has been extended and benefits from its own ensuite facilities. A family bathroom and separate WC serve the remaining bedrooms.

A standout feature is the converted loft space, currently used as a highly adaptable area—perfect as a playroom or home office—with clear potential to be transformed into a fifth bedroom, subject to building regulations and replacement of the current space saver staircase by a traditional staircase.





### Location

Prospect Lane, located within the highly desirable B91 postcode, enjoys a prime position in the affluent town of Solihull, one of the West Midlands' most sought-after residential areas. Known for its blend of leafy surroundings and excellent amenities, this location offers an exceptional balance between suburban tranquillity and convenient access to urban hubs.

The property sits within easy reach of Solihull Town Centre, which provides an impressive array of shopping facilities, including the popular Touchwood Shopping Centre, home to a wide selection of high-end retailers, restaurants, cafés, and entertainment options. For everyday needs, there are also a variety of local shops, supermarkets, and services nearby.

The area is particularly well-regarded for its outstanding educational opportunities, with a number of highly rated state and independent schools within close proximity, making it especially attractive for families.

For commuters, Prospect Lane is ideally positioned. Solihull Railway Station offers regular and direct services to Birmingham and London, while

the nearby M42, M40, and M6 motorway networks provide excellent road links across the Midlands and beyond. Birmingham Airport is also just a short drive away, ideal for both business and leisure travel.

Despite its accessibility, the area retains a peaceful, semi-rural feel, with an abundance of green spaces and countryside walks nearby. Malvern and Brueton Park is a particular highlight, offering beautiful parkland, woodland, and leisure facilities.

Overall, Prospect Lane combines exclusivity, convenience, and a high quality of life, making it one of Solihull's most desirable residential addresses.

### Garden

The rear garden is a standout feature of the home—exceptionally private, beautifully landscaped, and arranged across three distinct sections. The first features a large lawn bordered by mature shrubs, with a York stone patio and water feature by the house. The second offers a secluded retreat with a spacious patio for al fresco dining, additional lawns, a water feature, and a small greenhouse. The third is designed for productivity and leisure, with raised beds for fruit and vegetables, a garden shed, and informal



flower beds set within gravelled surroundings.

Mature trees, evergreen hedging, and approximately two-metre-high fencing surround the garden, ensuring a high degree of privacy throughout.

**Lounge**

17'2 x 11'4

**Extended Lounge**

11'5 x 9'9

**Dining Room**

15'1 x 11'4

**Sun Lounge**

11'9 x 7'8

**Kitchen**

15'9 x 13'6

**Laundry Room**

10'8 x 6'7

**Bedroom One**

27'11 x 11'7



**Bedroom Two**

15'3 x 12'2

**Bedroom Three**

15'11 x 10'2

**Bedroom Four**

8'8 x 7'9

**Bathroom**

11'11 x 5'7

**Garage**

15'11 x 11'9

**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 F.



### 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

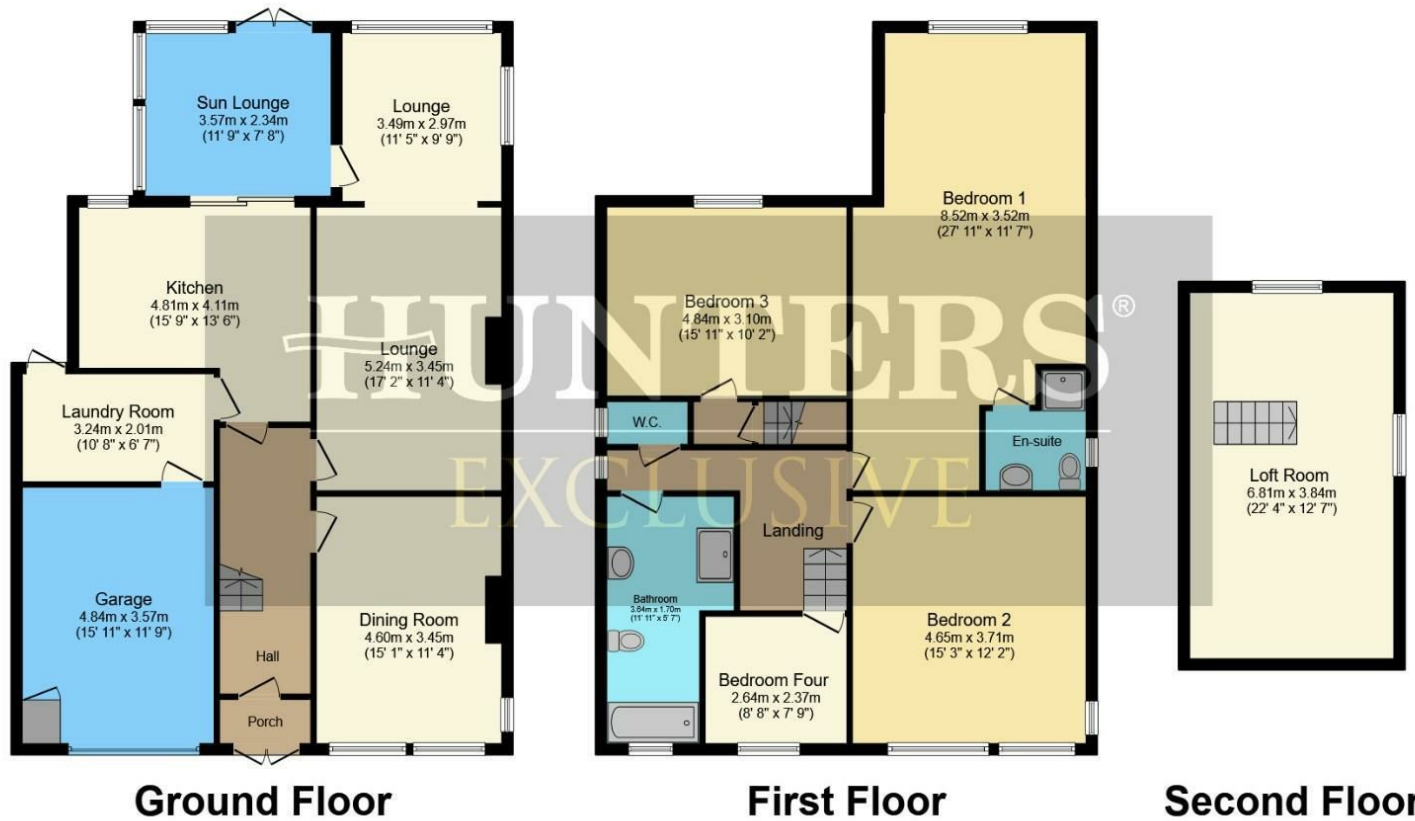
These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (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 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.

be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

### 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.



Total floor area 234.3 sq.m. (2,523 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
102 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	
62	74
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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