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14 Thorpe Court, Solihull, B91 1SU

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Price Guide £480,000

Welcome to Thorpe Court, splendid three-storey end townhouse, within a gated development having a desirable location. This thoughtfully designed property boasts four bedrooms and two well-appointed bathrooms, making it an ideal family home.

As you enter the ground floor, you are greeted by a welcoming entrance hall that leads to a kitchen, a convenient guest WC, and an open-plan lounge/diner. The lounge/dining area is a good size, benefitting from the French doors that open directly onto the private garden.

On the first floor, you will find two additional good-sized bedrooms, accompanied by a family bathroom, ensuring ample space for everyone.

The second floor features a generously sized bedroom complete with an en suite bathroom, alongside a versatile study or nursery bedroom 4, currently utilised as a dressing room. This layout offers flexibility to suit your lifestyle needs.

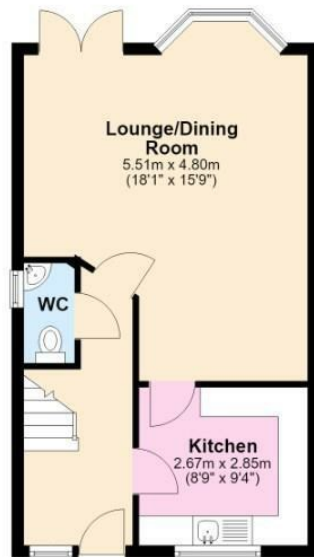
The outdoor space is equally impressive, with a private garden adorned with well-established trees and shrubbery, providing a tranquil retreat. The property also includes a large detached garage and gated parking, ensuring security and convenience.

Situated in a prime location, this home offers easy access to Solihull town centre, local train services, and a variety of leisure facilities, making it perfect for those seeking both comfort and convenience. This property is a true gem, ready to welcome its new owners. EPC TO FOLLOW

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Ground Floor

Approx. 62.3 sq. metres (670.3 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



Second Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



Total area: approx. 141.7 sq. metres (1525.2 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		
	73	77
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Location

Positioned in a quiet and exclusive courtyard development just off the vibrant Warwick Road, Thorpe Court offers the perfect blend of suburban tranquillity and urban convenience. This highly desirable B91 address sits within the sought-after Olton and Nestled in a quiet and exclusive courtyard development just off the vibrant Warwick Road, This highly desirable B91 address sits within the sought-after Olton and Solihull borders, placing the very best of Solihull right on your doorstep. Residents can enjoy a leisurely walk into Solihull town centre to explore the premier boutique shopping and dining at Touchwood Solihull, or quickly step out to the popular nearby independent shops at Dovehouse Parade. With a secure, gated environment, excellent transport links, and a peaceful atmosphere, this location delivers an exceptional quality of life for professionals, downsizers, and small families alike. borders, placing the very best of Solihull right on your doorstep. Residents can enjoy a leisurely walk into Solihull town centre to explore the premier boutique shopping and dining at Touchwood Solihull, or quickly step out to the popular nearby independent shops at Dovehouse Parade. With a secure, gated environment, excellent transport links, and a peaceful atmosphere, this location delivers an exceptional quality of life for professionals, downsizers, and small families alike.

Entrance hall

Kitchen

8'9" x 9'4"

A well-maintained kitchen, modest in size but neatly arranged and making good use of the available space.

Living/dining room

18'0" x 15'8"

A wonderfully comfortable and inviting living room, creating an immediate sense of warmth and relaxation. French doors and a window overlook the maintained, tree-lined garden and patio, while the secure gated, stone chipped parking and detached garage beyond add to the peaceful and reassuring feel of the setting

Guest WC

A neatly fitted guest WC, conveniently positioned for everyday use.

Bedroom 1

15'9" x 15'8"

The top floor is home to an impressive main bedroom, surprisingly generous in size and offering excellent flexibility. Two windows provide plenty of natural light, while extensive fitted wardrobes include useful storage cleverly positioned over the stairwell.

En-suite to Bedroom1

Serving both bedrooms is a generous family bathroom, fitted with a bath, separate shower, WC and wash basins, together with window providing natural light. This level offers an excellent arrangement for a young family, providing parents and children with their own dedicated space while retaining plenty of room to grow."

Bedroom 2

9'9" x 15'8"

Bedroom Two is a generously proportioned double bedroom, enjoying lovely garden vistas through a generous window and complemented by a good range of fitted wardrobes, providing excellent storage."

Bedroom 3

10'5" x 9'3"

Bedroom Four is a versatile smaller double bedroom with a front-facing window, offering a comfortable and useful additional bedroom, currently used as a lovely sized study.

Bedroom 4

Bedroom Four is currently arranged as a beautifully fitted dressing room, with built-in wardrobes and a pleasant rear aspect. A versatile space, it would make an ideal nursery, child's bedroom or home study, with the significant benefit of being positioned on the same floor as the main bedroom and family bathroom — a particularly reassuring arrangement for families with young children

House bathroom

Well appointed with matching suite and a separate shower cubicle

Outside

Enjoying a discreet corner position within a small, gated courtyard development, the property has a particularly welcoming and secure setting. The communal areas are professionally managed by Bright Willis Management Company and maintained to ensure the development remains smart and inviting. The frontage provides parking, with further private gated parking beyond the attractive wooden gates. To the rear is a private garden with lawn, stone patio and areas of natural shade, together with a detached garage — a peaceful outdoor space complementing this lovely setting.

Detached garage

A substantial detached brick-built garage, offering an impressive amount of space and flexibility. Built by the current owner, it benefits from windows, lighting, power, a concrete floor and up-and-over door, making it equally useful for secure parking, storage or a dedicated workspace. A rare and highly desirable asset within this development.

Development

An attractively maintained gated development, offering a peaceful and secure setting with a welcoming community feel.

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.

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.

Council tax

Band E

AML

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.

Agent notes

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

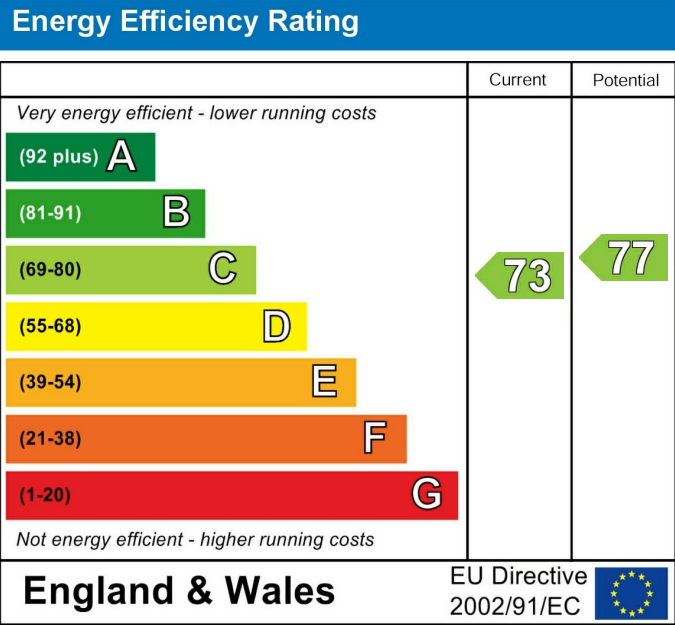
purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

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.

Fittings and Fixtures

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



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