



## 37 Leam Crescent

Solihull, B92 8PB

Andrew Grant

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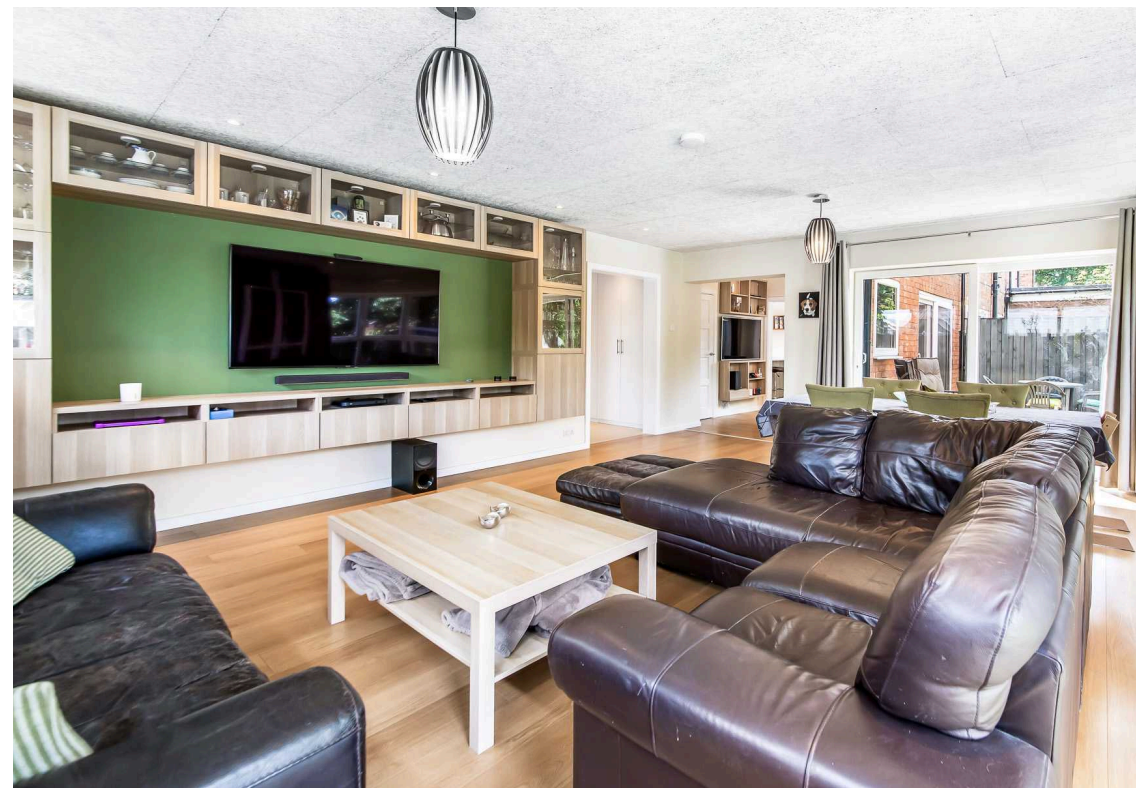
**5 Bedrooms   2 Bathrooms   2 Reception Rooms**

Exceptional family home offering five bedrooms, expansive living space, versatile outbuilding, landscaped garden and ample parking close to Solihull amenities.

- Spacious and stylish family home with five double bedrooms and flexible living spaces across two floors, significantly enhanced by a two-storey extension completed in 2026
- Open plan living/dining area with bespoke kitchen, quartz worktops, peninsula, underfloor heating and smart home technology
- Generous rear garden with newly installed raised deck, lawn and covered seating area
- Extensive driveway installed in 2026 providing ample off street parking and gated access to the rear
- Desirable Solihull setting close to schools, amenities and transport links

This extensively improved family home combines generous accommodation with modern finishes and thoughtful design. Significantly enhanced by a two-storey extension completed in 2026, the property benefits from underfloor heating throughout with individual room controls, smart lighting technology and a range of recent upgrades. A sociable kitchen/breakfast room opens to the living/dining room, snug and decked terrace, while a spacious utility and cloakroom complete the ground floor. Five double bedrooms occupy the first floor, including a luxurious principal suite with walk in wardrobe and en suite. Outside, a lawned garden and covered patio provide space for relaxation and play, whilst a detached insulated outbuilding offers gym, workshop or home office options. A large driveway ensures ample parking.

**2483 sq ft (230.7 sq m)**





## The kitchen and breakfast room

At the heart of the home, the kitchen and breakfast area brings family and friends together. Sleek handleless cabinetry and recently upgraded quartz worktops frame a peninsula with breakfast bar and integrated appliances, including a recently installed AEG dishwasher, oven and induction hob. Sliding doors connect to the deck, while underfloor heating and Quinetic smart lighting enhance comfort and contemporary living.



## The living and dining room

Designed for entertaining and relaxation, the open plan living and dining room spans the rear of the home. Luxury Vinyl Plank flooring in an oak effect finish is highly resistant to water, spills and stains, making it well suited to family living. Expansive glazing invites views of the garden and doors open to the deck, while underfloor heating and smart lighting contribute to the room's comfortable and contemporary feel.







## The snug

Tucked away off the kitchen, the snug offers a quiet retreat for reading or watching television. A side window and Luxury Vinyl Plank flooring create a comfortable ambience whilst maintaining a connection to the heart of the home.



## The utility

The utility room simplifies household chores and boasts extensive cabinetry, a stainless steel sink and space for laundry appliances. Practical tiled flooring, a heated towel rail and a window enhance functionality and light, while a door provides access to the garden and there is ample storage for household essentials.



## The hallway and cloakroom

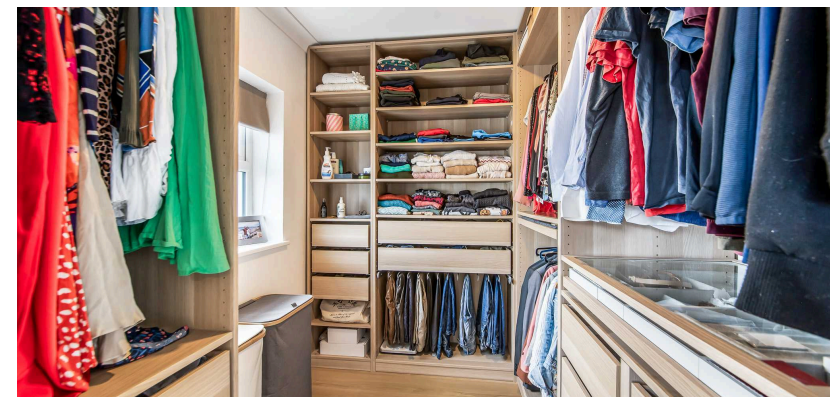
A bright entrance hall sets the tone for the home with neutral décor, slatted wall panelling and tiled flooring leading to the principal rooms. Carpeted stairs rise to the first floor and there is a conveniently positioned cloakroom. The cloakroom is fitted with a stylish vanity unit and wall hung WC, finished with patterned tiling and a frosted window.





## The primary bedroom and walk in wardrobe

Occupying a position at the front of the home, the principal bedroom is a bright and welcoming space. A painted feature wall sets an elegant tone and there is an opening through to a large dressing area, ensuring ample storage. The room is large enough for a king sized bed alongside freestanding furniture, and also benefits from its own en suite shower room.





## The primary en suite

Serving the principal bedroom, the en suite provides a contemporary, fully tiled shower room. It features a curved glass shower enclosure, a sleek vanity with drawers and mirror with integrated lighting. A back to wall WC and recessed shelving complete the luxurious yet practical space.



## The second bedroom

One of the home's generous double bedrooms, the second bedroom enjoys a vaulted ceiling that enhances its sense of space. A skylight and a large picture window brings in plentiful daylight, while a built-in wardrobe provides practical storage. Smart RGBW LED strip lighting runs around the full perimeter of the room and Luxury Vinyl Plank flooring creates a calm backdrop with ample room for additional bedroom furniture.





## The third bedroom

Equally spacious, the third bedroom benefits from a vaulted ceiling that adds character. Light pours in through a remotely operated roof window with a blackout blind and a broad casement window overlooking the garden, while a built-in wardrobe provides practical storage. Smart RGBW LED strip lighting runs around the full perimeter of the room, and plenty of floor space allows for a variety of furniture arrangements, making this a versatile room.



## The fourth bedroom

Currently arranged as a home office, the fourth bedroom offers flexibility for a range of uses. A large window provides an open outlook, while Luxury Vinyl Plank flooring and underfloor heating ensure a comfortable environment. The room can easily accommodate a super king sized bed and there is ample space for desks or additional storage depending on requirements.



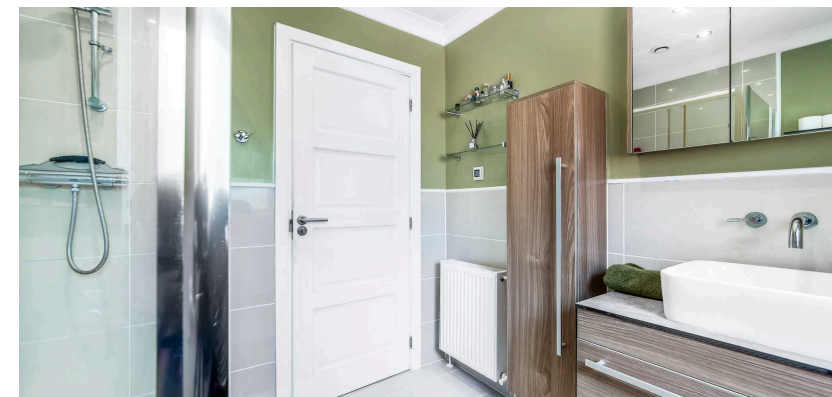
## The fifth bedroom

The fifth bedroom is a peaceful double room overlooking the garden. A wide window floods the space with light and highlights the Luxury Vinyl Plank flooring, while underfloor heating enhances comfort. Its simple layout makes it ideal for guests or family members, with room for free standing wardrobes and bedside furniture.



## The bathroom

Serving the remaining bedrooms, the family bathroom combines style and practicality. A large walk in shower with glass screen takes centre stage alongside a stylish vanity with vessel basin. Wall and floor tiles, underfloor heating, a back to wall WC and built in storage create a sleek, low maintenance space.





## The workshop and gym

A detached insulated outbuilding provides valuable ancillary space for hobbies, work or exercise. Extending to approximately 25 sq m, it benefits from tiled flooring, power, lighting, ethernet connectivity, hot and cold water supply and drainage. Currently arranged as a workshop and gym, this versatile structure offers excellent scope as a studio, home office or additional storage space, depending on requirements.



## The rear garden

The rear garden extends the living spaces outdoors with a combination of lawn and seating areas. A newly installed raised deck adjoins the house, while steps lead down to a broad lawn bordered by mature trees and shrubs. A gravelled terrace with canopy offers sheltered dining, and the detached outbuilding sits discreetly to one side.





## The driveway and parking

To the front of the property, a newly laid tarmac driveway installed in 2026 creates an impressive approach and benefits from a 10-year warranty. The driveway is flanked by hedging and planting and culminates in a paved apron by the entrance. There is ample space for multiple vehicles, gated side access to the garden and provision for a future EV charging point.

## Location

Leam Crescent enjoys a sought-after residential setting within the popular Solihull area. Residents benefit from an excellent selection of shops, restaurants and leisure facilities in the nearby town centre, while local parks and green spaces provide opportunities for outdoor recreation. The area is well-served by primary and secondary schooling, with further education options also available. Commuters appreciate straightforward links to Birmingham, Coventry and the wider Midlands via road and rail, and Birmingham Airport is within easy reach. A choice of medical, sporting and community amenities completes the picture, making this a convenient and thriving place to live.

## Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 5500 Mbps and upload speeds up to 5500 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from O2, EE, Three and Vodafone (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.


## Council Tax

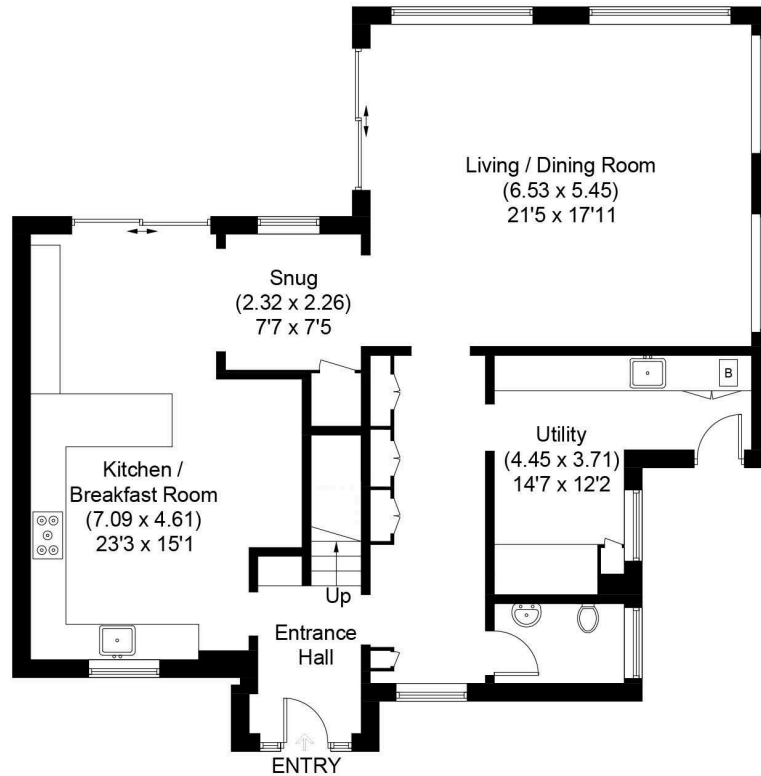
The Council Tax for this property is Band D.



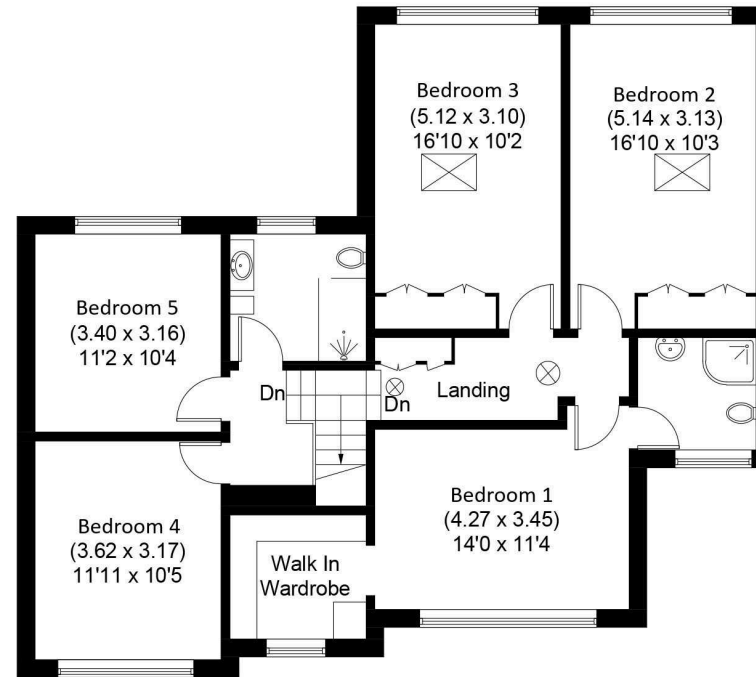
# Leam Crescent

Approximate Gross Internal Area  
 Ground Floor = 108.2 sq m / 1165 sq ft  
 First Floor = 98.5 sq m / 1060 sq ft  
 Outbuilding = 24 sq m / 258 sq ft  
 Total = 230.7 sq m / 2483 sq ft

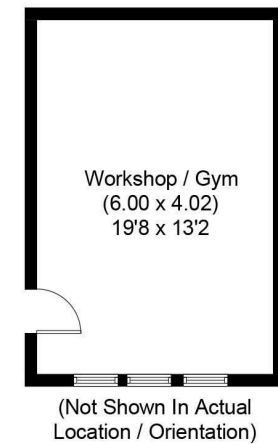
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**



**Outbuilding**

Illustration for identification purposes only, measurements are approximate, not to scale.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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