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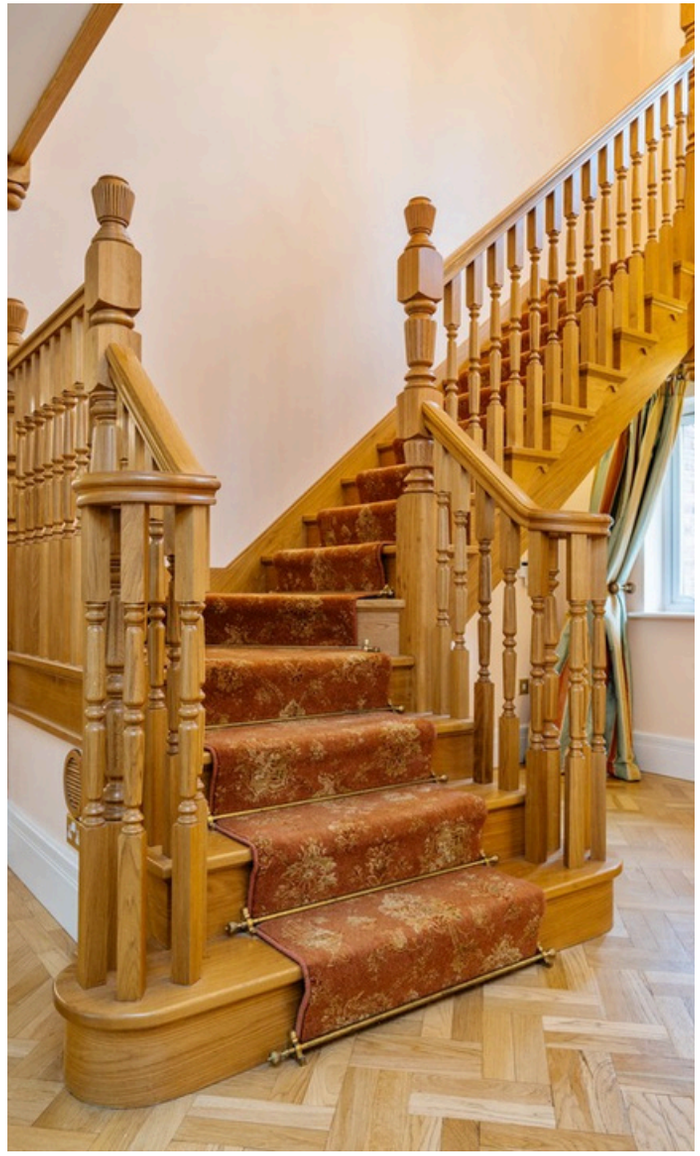
35 WHITEFIELDS ROAD
SOLIHULL
B91 3NX

Set behind gates, this impressive seven bedroom, detached home combines generous living spaces with a beautifully established garden. With room to gather, entertain and unwind, it offers a welcoming setting for family life within easy walking distance of Solihull town centre and station.

35 WHITEFIELDS ROAD

Traditional brick elevations, generous proportions and a welcoming interior give The Cotons an enduring appeal. Arranged over three floors, this well maintained home offers a versatile layout with space to bring everyone together alongside quieter rooms for work and relaxation. Herringbone oak flooring, a substantial timber staircase and a spacious galleried landing create an inviting first impression, while the distinctive curved sun room draws natural light into the heart of the home. Thoughtful additions by the current owners have enhanced the living accommodation and its connection to the established garden. Five bedrooms with individual en suite facilities are complemented by a flexible top floor with two further bedrooms, ideal for guests or older children seeking their own space.





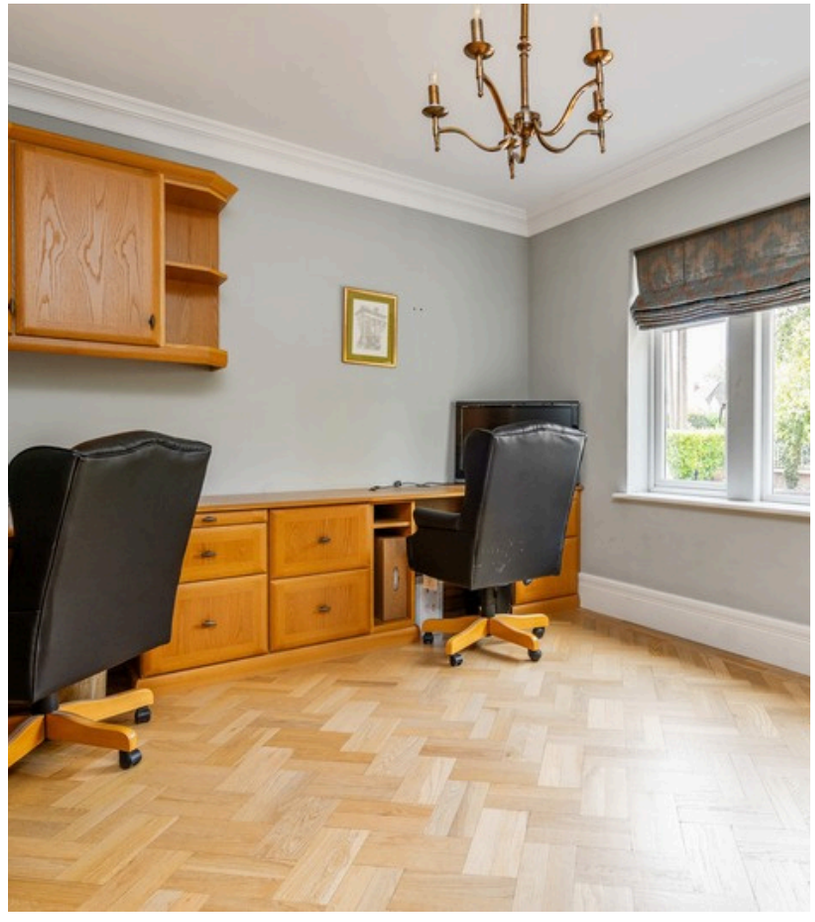




A very generous reception hall welcomes you with herringbone oak flooring and a substantial timber staircase rising to the galleried landing. The bay fronted dining room comfortably accommodates a 14 seater table, perfect for dinner parties and family celebrations. Extended by the current owners, the generous lounge opens onto the garden through French doors. Another addition is the impressive sun room, where curved glazing and French doors make the most of the garden outlook. Connecting to this space, the kitchen and breakfast room offers extensive storage and views over the established garden. A separate study, utility room, two cloakrooms and internal access to the double garage complete the ground floor, which benefits from underfloor heating.

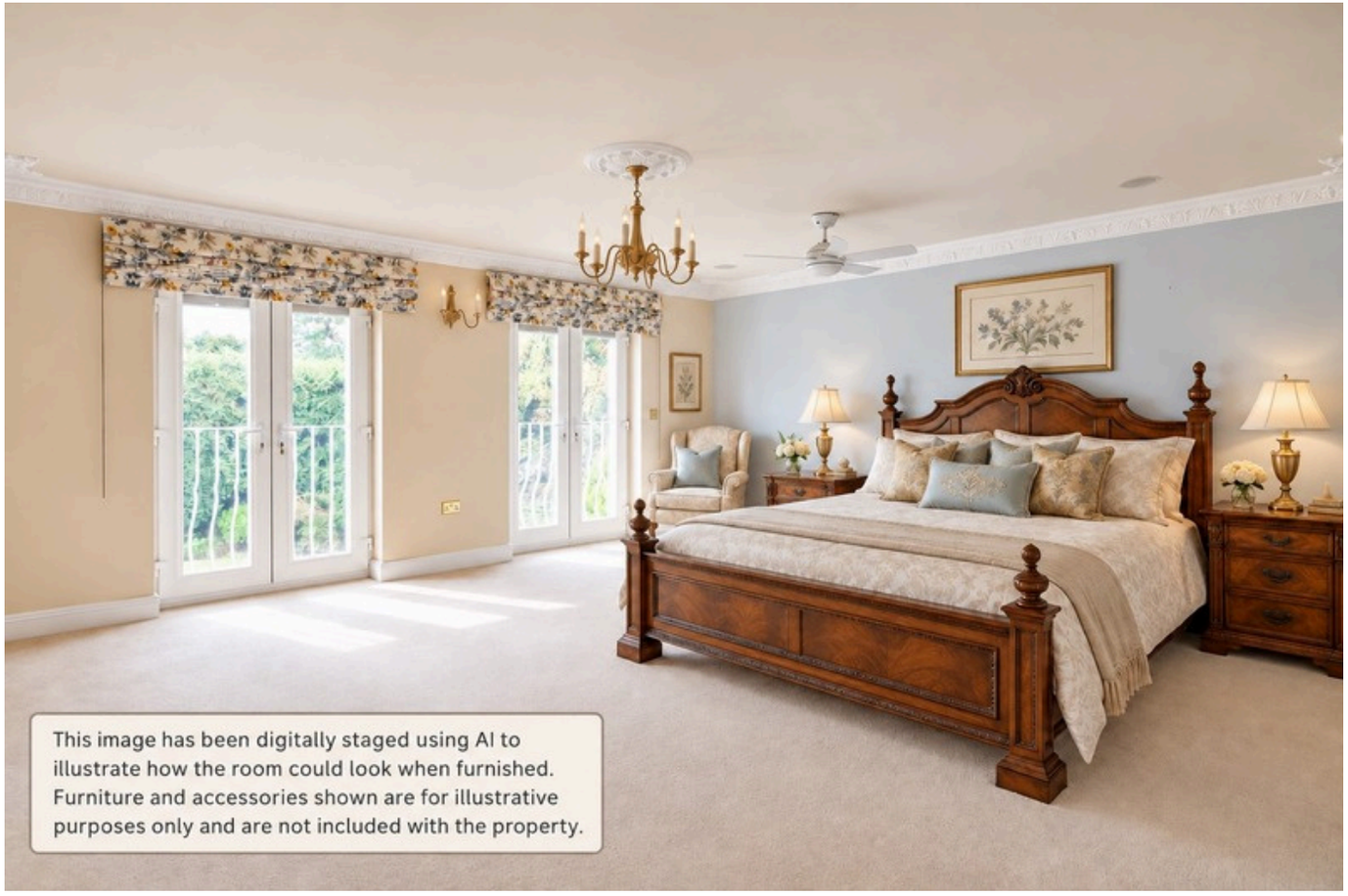








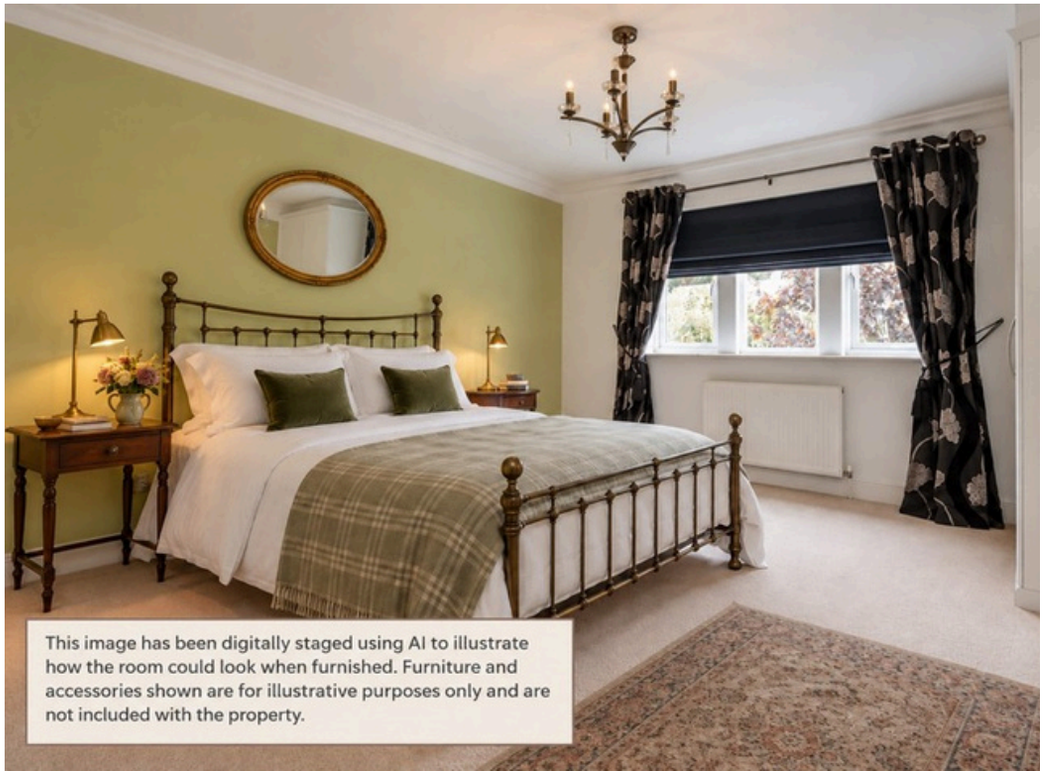


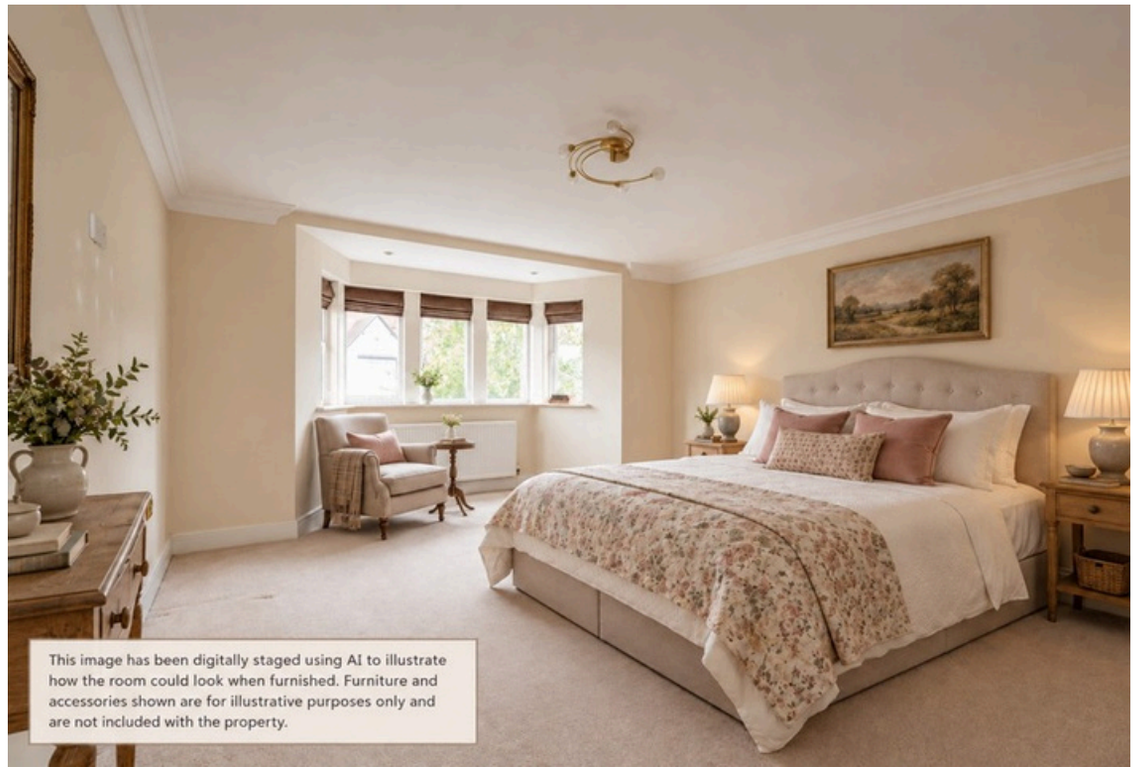

This image has been digitally staged using AI to illustrate how the room could look when furnished. Furniture and accessories shown are for illustrative purposes only and are not included with the property.











The spacious galleried landing leads to five double bedrooms, each served by its own en-suite facilities.

The principal bedroom boasts twin Juliet balconies, benefits from a separate dressing area and a spacious bathroom with a bath, separate shower and twin basins. The remaining bedrooms provide comfortable accommodation for family and guests.

On the second floor, two generous rooms share a bathroom, creating a flexible arrangement for a sixth bedroom with its own lounge, cinema room or study or even seventh bedroom! Roof windows bring in natural light, while eaves storage adds practicality. Air conditioning serves this upper floor, making it a useful retreat for guests or older children.





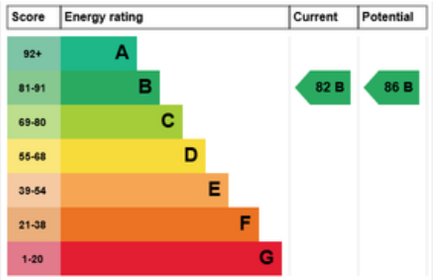








Occupying a plot of approximately 0.4 acres, the property enjoys an established garden with a south easterly aspect. A broad paved terrace stretches across the rear, providing space for outdoor dining beside the distinctive curved sun room. Steps lead down to the lawn, bordered by mature shrubs and trees that create a leafy backdrop and a welcome sense of privacy. To the front, in and out gates open onto a substantial paved driveway framed by established planting, providing ample parking and access to the integral double garage.



Ground Floor

Approx. 267.8 sq. metres (2882.4 sq. feet)



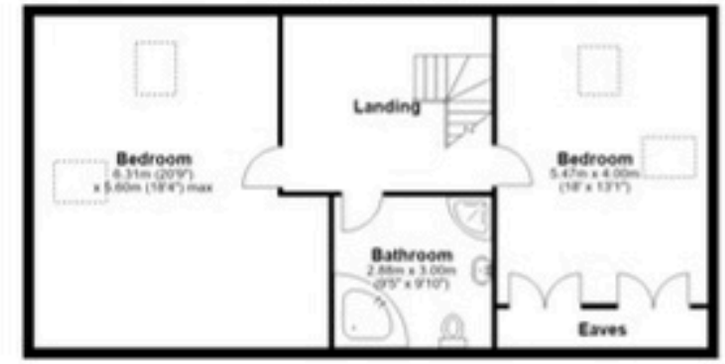
First Floor

Approx. 193.8 sq. metres (2086.1 sq. feet)



Second Floor

Approx. 80.7 sq. metres (869.2 sq. feet)



Total area: approx. 542.3 sq. metres (5837.6 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

FEATURES

- Seven Double Bedrooms and Six Bathrooms
- Nearly 6,000 square feet
- Generous Reception Rooms and Separate Study
- Curved Sun Room Overlooking the Garden
- Ground Floor Underfloor Heating
- Air Conditioning to Top Floor
- Principal Suite with Dressing Area and Twin Juliet Balconies
- In/Out Electric Gated Driveway and Integral Double Garage
- Established Gardens Within Approximately 0.4 Acres
- Walking Distance to Solihull Town Centre

SIZE Total - 5,837 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL - H

SERVICES

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

BROADBAND

Type	Max download speed	Max upload speed
Standard	16 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	5500 Mbps	5500 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

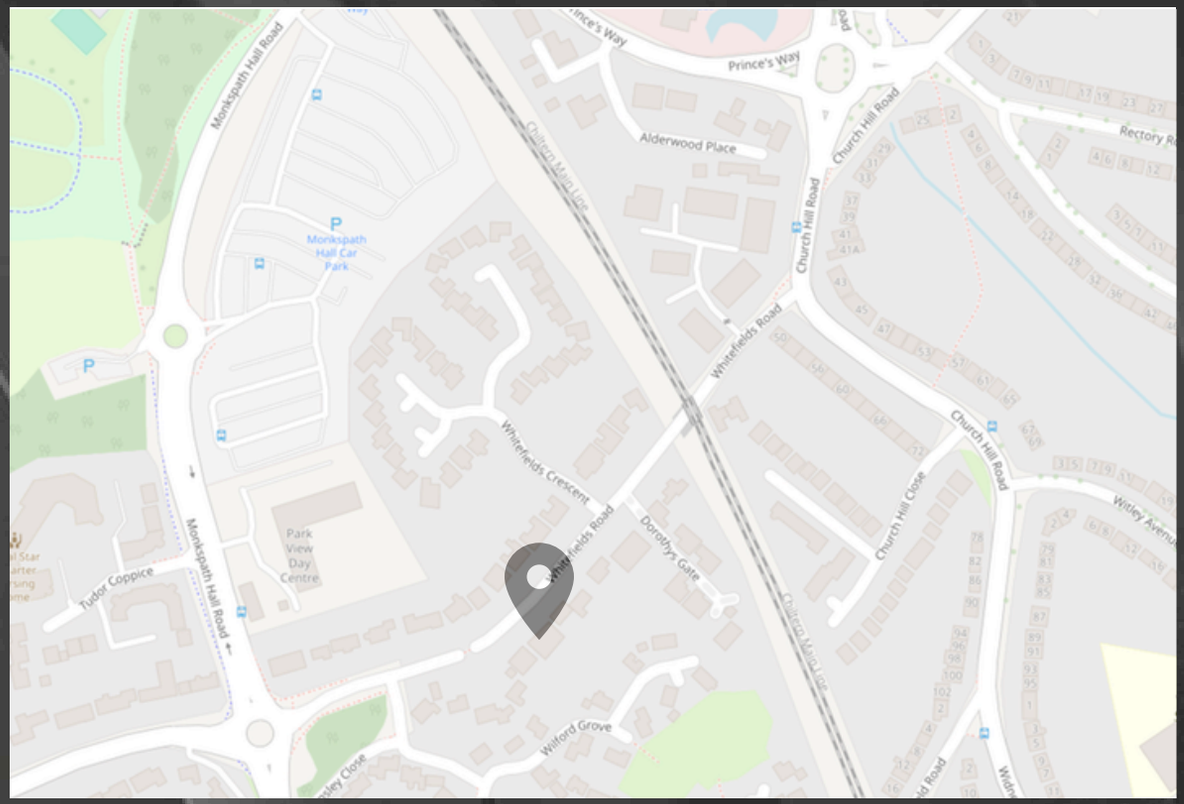
MOBILE

Network in the area: EE - 87%, 3 - 87%, 02 - 83%, Vodafone - 83%

PARKING Garage & Driveway Parking

FLOOD RISK No Risk

COVENANTS N/A



LOCATION

Within easy walking distance of Solihull town centre and railway station, the property is conveniently placed for shopping, dining and commuting. Touchwood complements the town's High Street with a variety of shops, cafés and restaurants, while Malvern and Brueton Parks provide green space for walks and recreation. Rail connections to Birmingham and London add to the appeal for commuters, with independent and state schooling options in the surrounding area.

VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

01564 777314 (option 4)

premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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