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YOUR PREMIUM AGENT

**108 SILHILL HALL ROAD  
SOLIHULL  
B91 1JS**

Situated on the highly regarded Silhill Hall Road, this address offers the perfect blend of peaceful suburban living and unmatched convenience. Surrounded by leafy avenues and elegant family homes, number 108 enjoys a quiet residential setting just a short stroll from the vibrant heart of Solihull.

# 108 SILHILL HALL ROAD

Substantial six bedroom family home with exceptional versatility, set on a prime Solihull Road

Set behind an impressive in-and-out driveway with parking for 6-7 vehicles, this beautifully extended, six-bedroom detached home delivers flexible living across a generous footprint, perfect for multi-generational families or those seeking space, elegance, and location in equal measure. Every detail has been carefully considered, from the newly built garage with electric roller door to the stylish, sun-soaked interiors and mature south-facing rear garden.





The ground floor blends light, luxury, and versatility, starting with a welcoming entrance porch that opens into a bright, wide hallway, setting a calm and spacious tone filled with natural light. To the rear, a formal reception room offers a feature fireplace with gas fire and access to the sunny patio, while at the front, a generous study provides dual built-in desks and integrated storage—perfect for home working

The stylish kitchen-diner is fitted with an induction hob and extractor, integrated oven, combination/microwave oven, under-counter fridge, integrated dishwasher, and a tall pull-out larder, all centred around a peninsular breakfast bar with stool seating and sliding doors to the garden.

Additional features include a well-equipped utility room with Baxi boiler, space for laundry appliances, a tall fridge-freezer and drinks fridge, useful understairs storage and a separate WC.









The second living space to the left of the property offers the potential to use in a variety of ways.

The vendors have thoughtfully extended the garage to the front allowing them to create an additional reception room to the rear which benefits from sliding doors that open onto the rear garden, built-in wardrobes for ample storage with private access to a newly fitted wet room - this is future proofing the accommodation whilst offering flexible family space.

There is the potential to separate the left side off to create a self contained annex with its own front entrance, off from the main porch, using all of the space that links into the newly formed en-suite room as well. Added to this planning is in place to extend out the existing sitting room another 5 metres - really giving the next family lots of options.





The first floor boasts elegant bedrooms and thoughtful design, with a central staircase leading to a generous landing that includes a storage cupboard and access to five double bedrooms.

The spacious dual-aspect principal suite features steps down to a walk-in dressing room and a generous en-suite with both a bath and a walk-in shower. A guest bedroom offers its own en-suite and fitted wardrobes, while three further well-sized double bedrooms provide ample space for family or visitors. Completing the layout is a stylish family bathroom, finished with a large separate shower and a full-size bath.



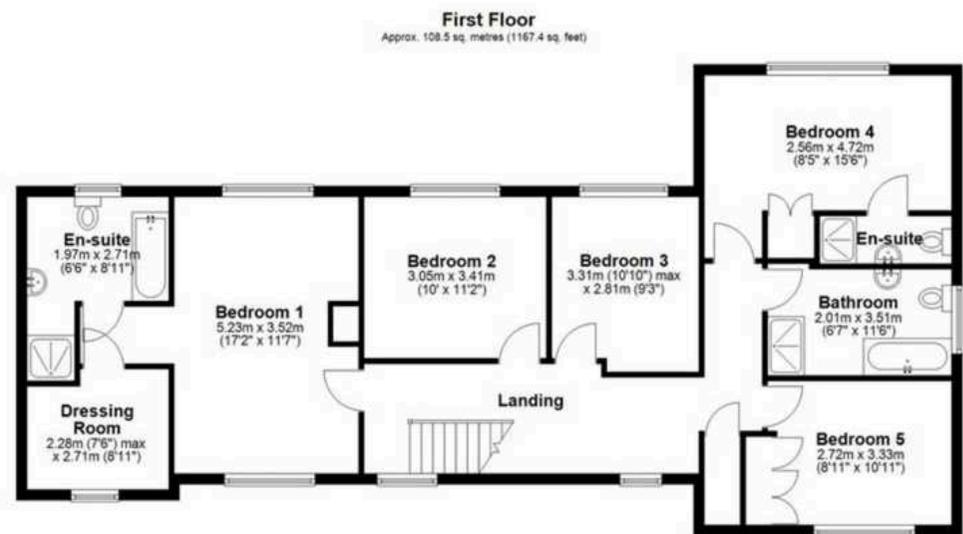
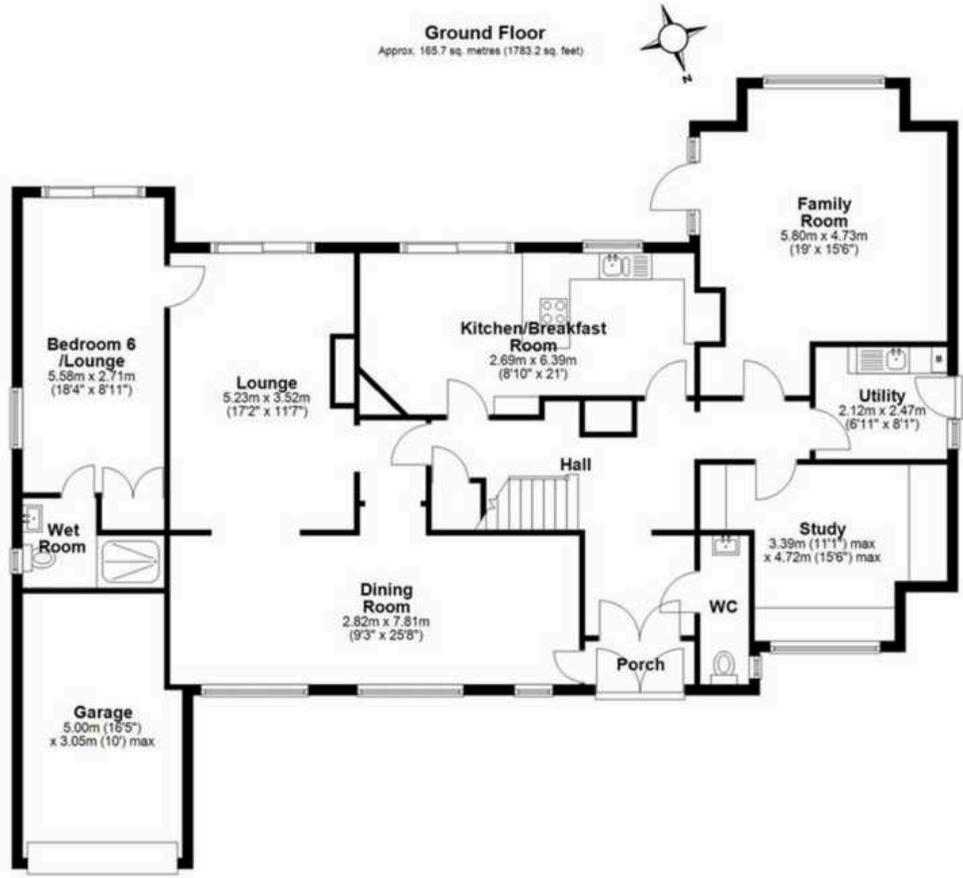




### **Outdoor Living**

To the rear, the private, south-facing garden is a tranquil and secure space for relaxing, entertaining or family play. Featuring a sun-drenched patio area looking out onto a well maintained lawn and useful side access on both sides of the property offer additional flexibility.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	71	76
	EU Directive 2002/91/EC	

Total area: approx. 274.1 sq. metres (2950.6 sq. feet)

The 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 PlanItUp.

## FEATURES

- Outstanding Location Close to Solihull Train Station
- Exceptionally Spacious & Flexible Family Living Space
- In & Out Driveway
- Southerly Facing Garden
- Six Bedrooms & Four Bathrooms
- Four Reception Areas
- Potential to Re-Configure Layout to create Large Annex
- Planning in Place to Further Extend
- No Upward Chain

**SIZE** Total - 2,950 sq ft

**TENURE** Freehold

**SOLIHULL METROPOLITAN BOROUGH COUNCIL – E**

## 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	1800 Mbps	1000 Mbps

**Network in the area:** OpenReach, City Fibre, Virgin Media

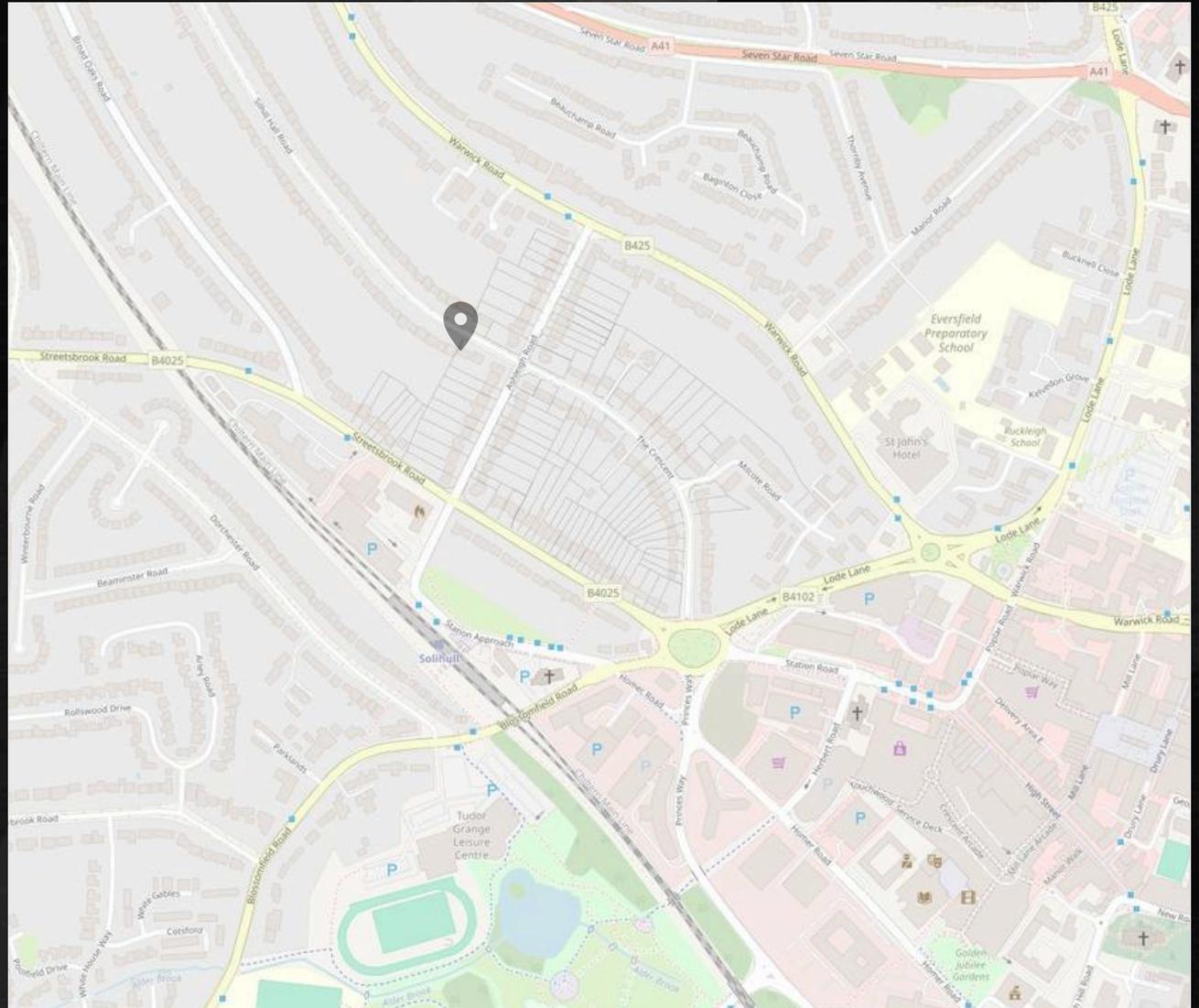
## VIEWING

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.\*



## LOCATION

Solihull is a thriving market town in the West Midlands—offering a balance of heritage and convenience. 108 Silhill Hall Road enjoys a prime location within easy reach of the town's bustling centre, boutique shops, and renowned dining. The area is well-served by outstanding schools and offers excellent transport links, including Solihull train station (just a 5 minutes walk away) for swift access to Birmingham and London. Leafy surroundings and nearby parks provide a tranquil, green backdrop, while the Touchwood Shopping Centre, leisure facilities, and scenic open spaces are all just moments away, making this an ideal setting for both convenience and lifestyle.

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Call us on **01564 777314 (option 4)**

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