



DM&Co.
SALES & LETTINGS

**9 SILHILL HALL ROAD
SOLIHULL
B91 1JX**

Experience the fusion of 1930's charm with modern living in this five bedroom detached family home. Nestled in the heart of Solihull, it offers stylish comfort, a magnificent garden and unparalleled accessibility to town centre and mainline train station.

Upon entering the porch, you are greeted by stunning oak flooring leading to a formal dining room with a feature fireplace and period details. The elegant living room, boasting a gas fireplace and large sliding doors to the garden has an abundance of natural light flooding through making it light and airy. The chic open plan kitchen is equipped with high quality appliances and quartz countertops and is perfect for culinary endeavours. Flowing seamlessly from the kitchen is the breakfast room with its high vaulted ceiling and fabulous views over the garden. A tranquil study with garden access, utility room, WC and integrated double garage with store area complete the ground floor.







The upper level accommodates five excellent double bedrooms, masterfully designed with family in mind. The rooms are adorned with fresh décor with the principal bedroom enjoying an en-suite shower room. Additional conveniences include ample built-in storage and a well appointed family bathroom.







A spacious driveway leads to a double garage and offers generous parking. The rear garden is a masterpiece, presenting a large flagstone terrace for outdoor dining, shaped manicured lawn and smartly laid borders filled with mature shrubs. A sunken pathed area at the garden's end holds potential for future additions like a summer house or playroom. All rear reception rooms have access to the garden making it ideal for entertaining.



FEATURES

- Large Detached Family Home
- Five Excellent Sized Bedrooms
- Open Plan Breakfast Kitchen and Dining
- Superb Living Room and Elegant Dining Room
- Private Large Rear Terrace and Garden
- Generous Driveway and Double Garage
- Short Walk to Solihull Town Centre
- Convenient Mainline Train Station Access

SIZE

Total - 2,212 Sq Ft

TENURE

Freehold

COUNCIL TAX

Solihull Metropolitan Borough Council G

SERVICES

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

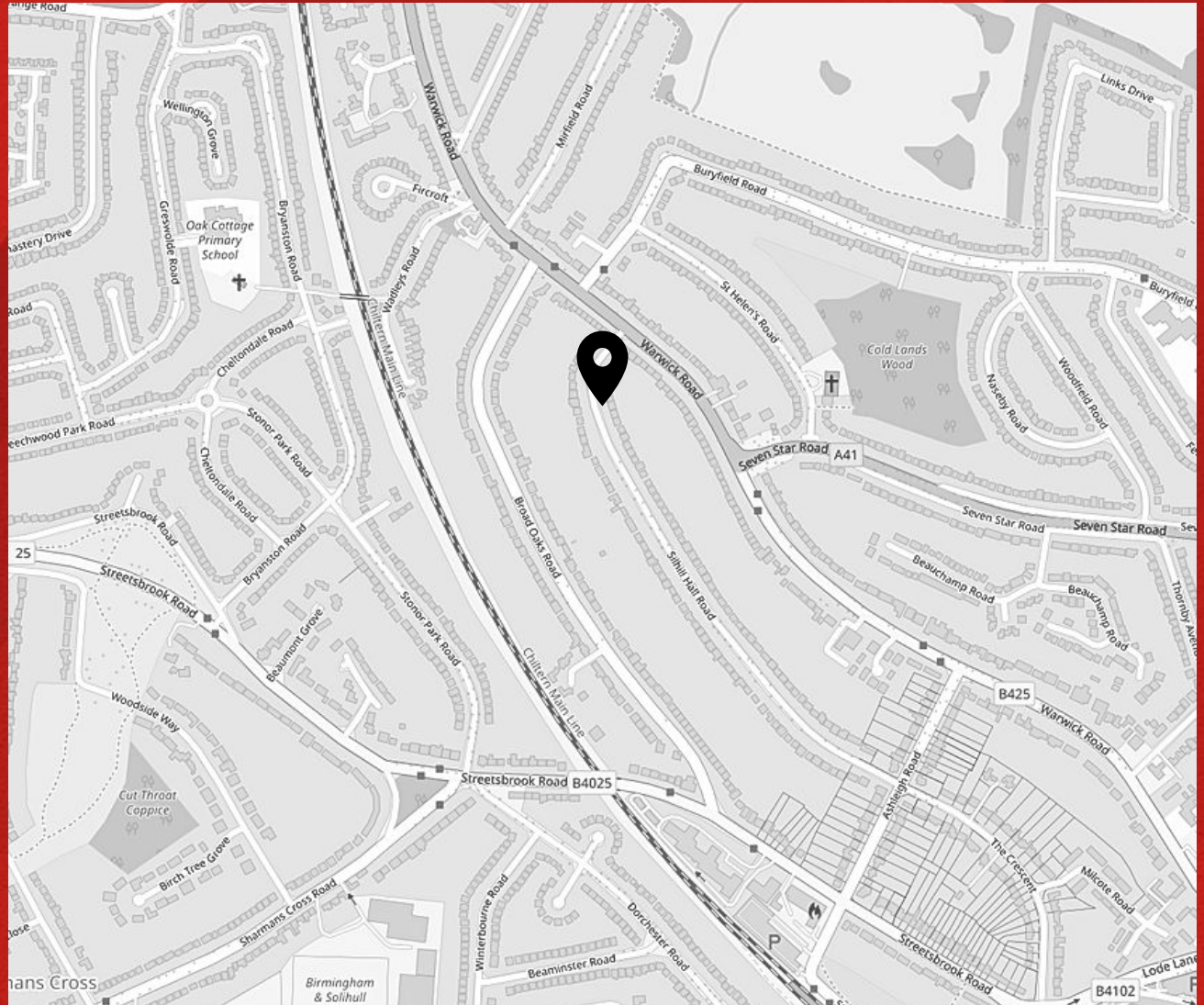
VIEWING

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

☎ 0121 775 0101

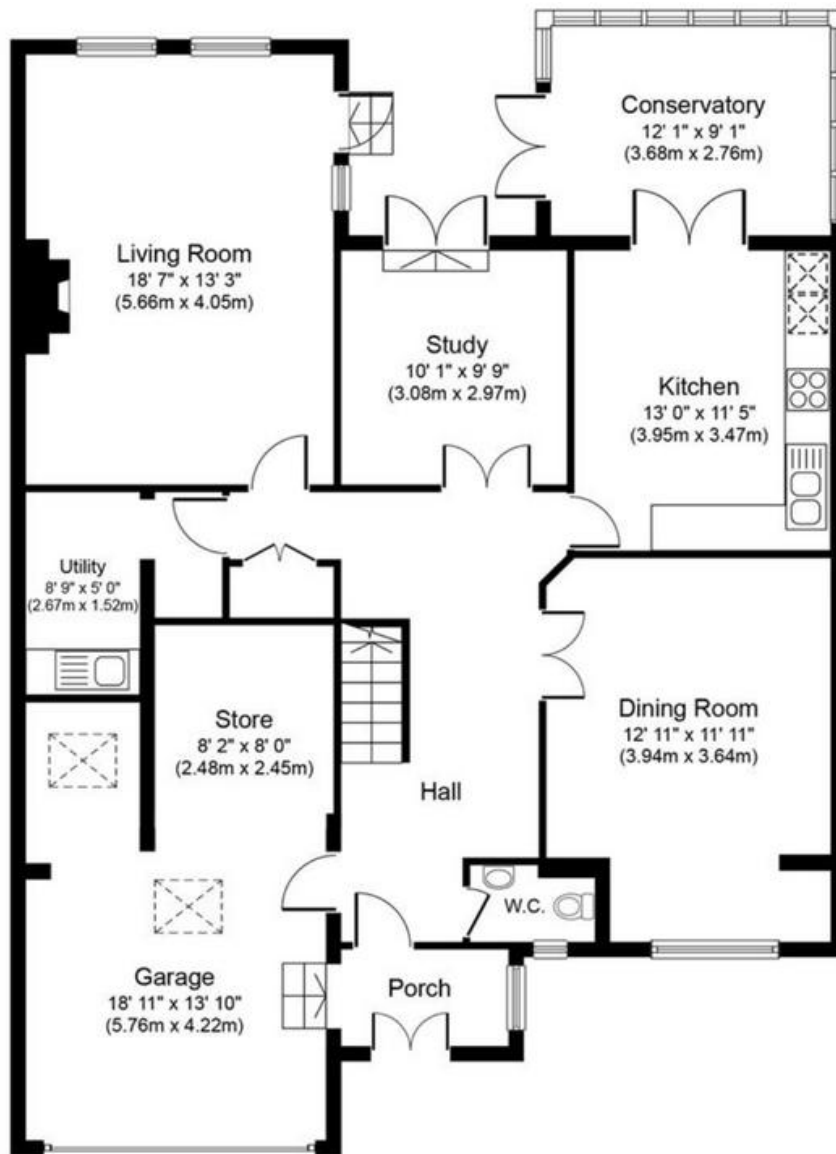
@ sales@dmandcohomes.co.uk

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.

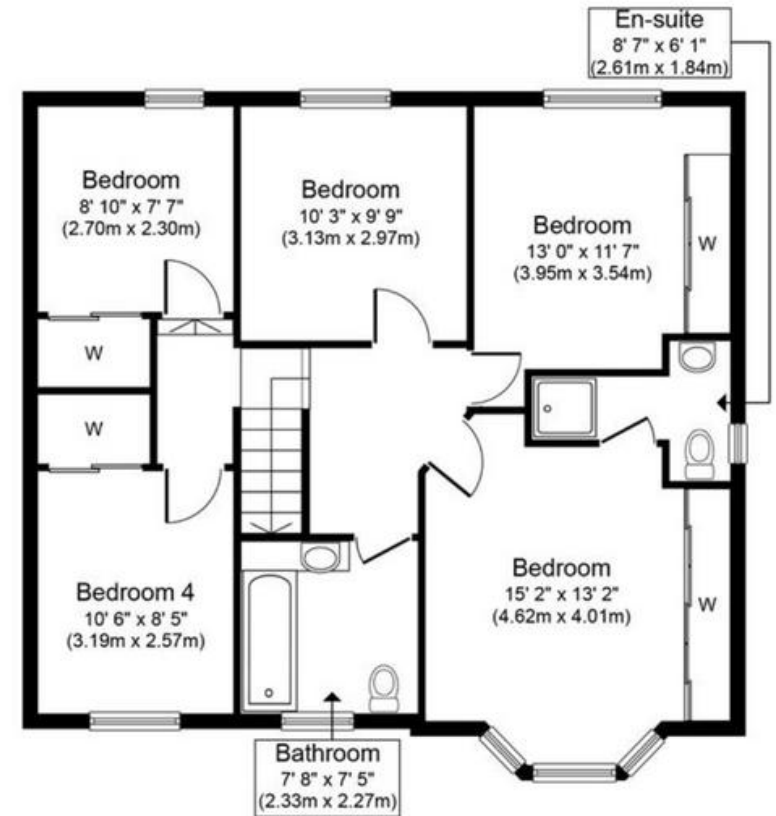


LOCATION

Situated just a short walk from Solihull town centre and the mainline train station, this house benefits from a peaceful tree-lined road. The prime location offers easy commuter links for road, rail and air, along with proximity to local amenities, making it a convenient and appealing choice for modern families.



Ground Floor
Approximate Floor Area
1,413 sq. ft.
(131.3 sq. m.)



First Floor
Approximate Floor Area
799 sq. ft.
(74.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	71
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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