



**DM&Co.**  
SALES & LETTINGS

**37 Rock Road  
Solihull  
West Midlands  
B92 7LB**

Discover this expansive semi-detached home offering three spacious bedrooms, a versatile loft room, and a self-contained annexe. Boasting a large kitchen/family room and ample driveway parking, it's ideal for families seeking a comfortable and convenient lifestyle.

Enter into a welcoming lounge that opens into a substantial family room with a well-equipped kitchen. This space is the heart of the home, perfect for family gatherings and daily activities. The layout ensures a seamless flow between relaxation and dining areas, fostering a sense of togetherness. Additionally, a handy guest cloakroom adds to the convenience, making this floor not only practical but also inviting. The interiors are designed to be both functional and aesthetically pleasing, creating a homely atmosphere that's ripe for personalisation.





Ascend to the first floor to discover three generously sized bedrooms, each offering comfort and tranquility, ideal for rest and rejuvenation. Accompanying these rooms is a family bathroom, thoughtfully laid out to cater to the needs of a bustling household. Further enhancing the home's appeal is the large loft room. This versatile space, equipped with useful storage, can serve various purposes - a quiet home office, a hobby area, or an additional bedroom, adapting to your family's evolving needs.





The property's exterior is equally impressive. The front features a spacious driveway, providing ample parking and easy access. In the rear, the garden is private, perfect for relaxation and outdoor activities. The highlight is the separate annexe, complete with a kitchen/breakfast room, bedroom, and shower room. This self-contained space is ideal for guests, a home office, or even potential rental income, adding significant value to the property.





## FEATURES

- Extended Semi-Detached
- Spacious Lounge
- Kitchen/Family Room
- Three Bedrooms
- Versatile Loft Room
- Self-Contained Annexe
- Ample Driveway Parking
- Sought-After Neighbourhood
- Close to Local Schools

## SIZE

Total - 1,633 Sq Ft

## TENURE

Freehold

## COUNCIL TAX

Solihull Metropolitan Borough Council D

## SERVICES

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

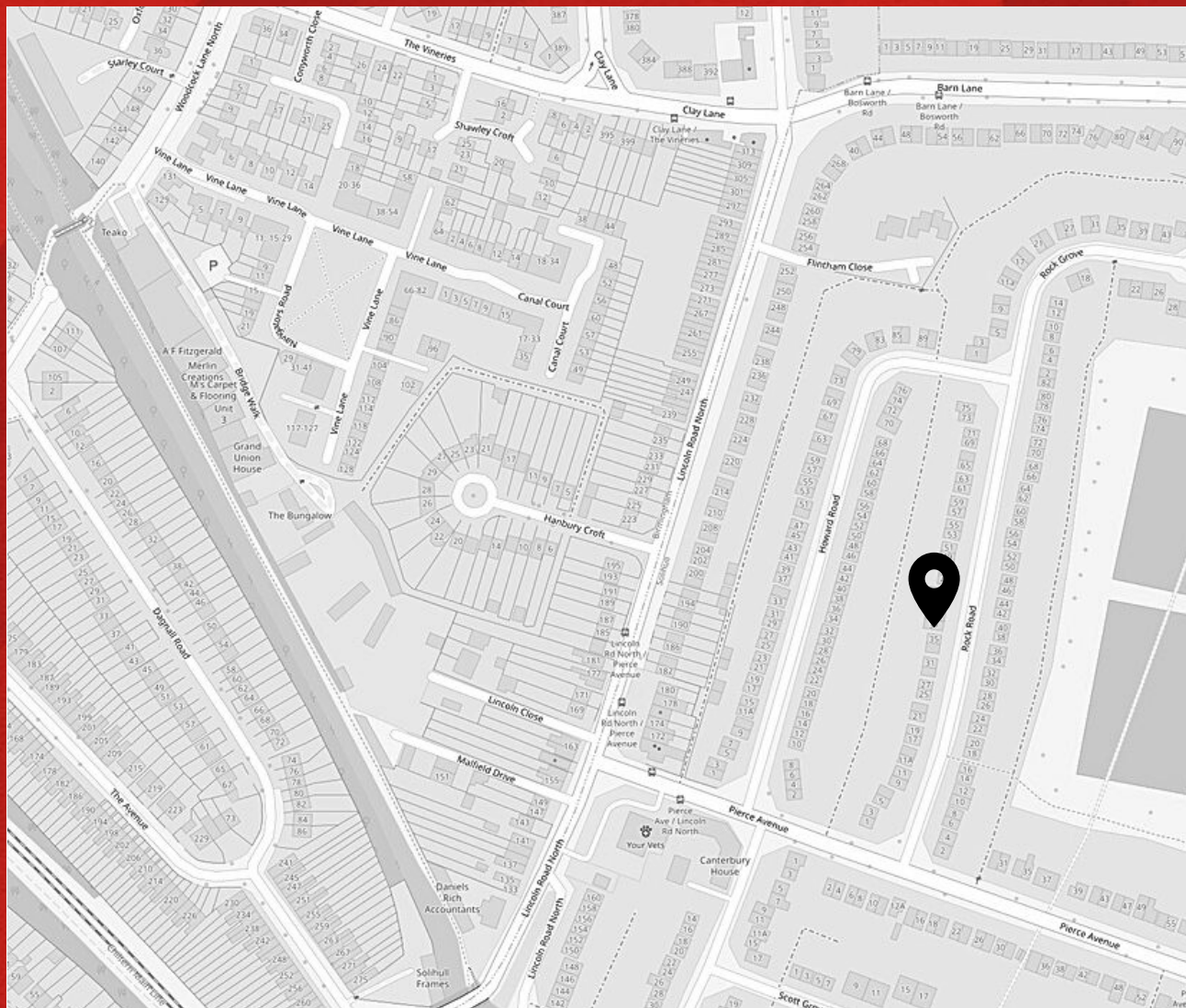
## VIEWING

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 and 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.\*

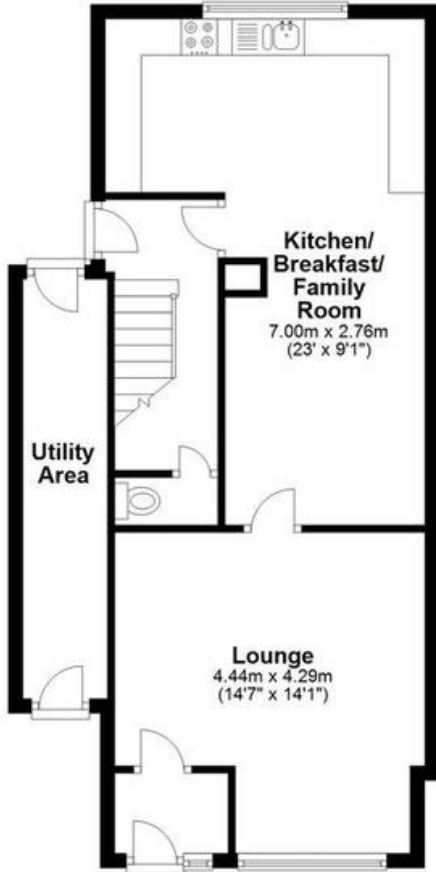


## LOCATION

Nestled in a desirable neighbourhood, this home's location is perfect for families. Close to excellent local schools, daily routines are simplified. Convenience is key, with a variety of shops and efficient travel links just a short distance away. The proximity to Solihull town centre and Olton train station ensures that everything you need is within easy reach, making this location not just a place to live, but a lifestyle choice.

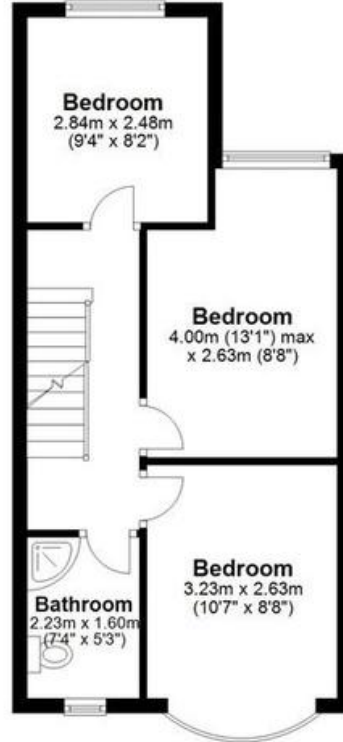
### Ground Floor

Approx. 56.9 sq. metres (613.0 sq. feet)



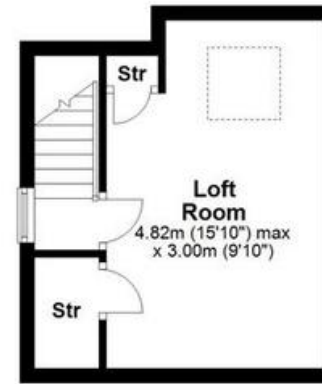
### First Floor

Approx. 37.0 sq. metres (398.6 sq. feet)



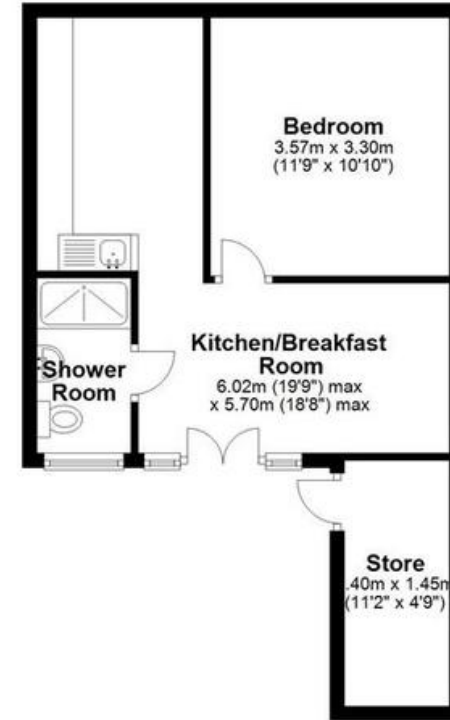
### Second Floor

Approx. 18.3 sq. metres (197.4 sq. feet)



### Garden Room

Approx. 39.4 sq. metres (424.2 sq. feet)



Total area: approx. 151.7 sq. metres (1633.1 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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