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YOUR PREMIUM AGENT

**34 WHITEFIELDS GATE  
SOLIHULL  
B91 3GE**

Tucked away in a quiet cul-de-sac within the sought after Tudor Grange catchment area, this spacious six-bedroom detached family home offers nearly 2,700 sq. ft of flexible living space. With three reception rooms, a stylish kitchen and a delightful south-east facing garden, it is ideal for modern family living.

## 34 WHITEFIELDS GATE

Nestled in a desirable location, this beautifully presented six-bedroom detached home provides exceptional space for growing families. Thoughtfully extended over the years, it offers a versatile layout that blends practicality with comfort. A welcoming hallway leads to three well-proportioned reception rooms, perfect for family gatherings, work-from-home setups, or a dedicated playroom. The spacious lounge seamlessly connects to the dining area, opening onto a large patio that extends the living space outdoors. The kitchen, featuring quartz worktops and high-quality appliances, opens into a bright sunroom at the rear. Currently used as a cosy seating area, this versatile space could also serve as an elegant dining area, ideal for those who love to entertain. A generous utility room offers additional storage and access to the double garage and rear garden.

Upstairs, the property boasts six well-sized bedrooms, four with built-in wardrobes. The extended principal suite benefits from a private en-suite, while a second en-suite serves the original principal bedroom. A well-appointed family bathroom caters to the remaining rooms. The loft conversion adds further flexibility, currently used as an office and hobbies room but easily adaptable to additional bedrooms or a cinema room.

Outside, a generous driveway provides ample parking, while the large, mature garden is mainly laid to lawn with well-kept shrubs and trees. A spacious patio offers the perfect setting for summer entertaining.







The welcoming reception hallway offers access to three well-proportioned reception rooms. The first reception room, positioned to the left, provides a versatile space suitable for a home office, playroom or snug. The main lounge is a relaxing retreat with an effortless flow into the dining area, where patio doors lead directly onto the expansive outdoor patio.

The thoughtfully designed kitchen is a standout feature, offering high quality Burbidge painted units, elegant quartz worktops and premium Bosch and Neff appliances. Flowing through from the dining space, this light filled area serves as both a charming sunroom and a practical entertaining hub. The large windows and patio access create a seamless indoor/outdoor connection, ideal for family life and social occasions.

Adding to the home's practicality, a spacious utility room offers ample storage, a dedicated laundry area and access to the double garage. A rear door provides additional access to the garden, ensuring ease of use for busy households.





The first floor has been expertly extended over the garage to create a spacious and light filled principal bedroom with a modern en-suite, offering a private retreat within the home. The four bedrooms benefit from built-in wardrobes, optimising storage and maximising usable space.

The original principal bedroom also features an en-suite, while the remaining two rooms on this level share a well-appointed family bathroom.

Designed with flexibility in mind, the loft conversion adds further potential with two bedrooms. Currently utilised as an office and hobbies space, it could easily be reimagined as additional bedrooms, a dedicated cinema room or a private study area for larger families.







The outdoor space complements the home beautifully, with a generous driveway providing parking for multiple vehicles. The large, mature garden is mainly laid to lawn, creating a tranquil and private setting. Well maintained shrubs and trees frame the garden, adding to its sense of seclusion.

The expansive patio area serves as an ideal spot for outdoor dining and entertaining. Whether hosting summer barbecues or enjoying a quiet morning coffee, the south east facing aspect ensures plenty of natural light throughout the day.

The double garage with electric up and over door provides secure storage, with internal access via the utility room. This practical addition enhances the home's functionality, catering to modern family needs with ease.

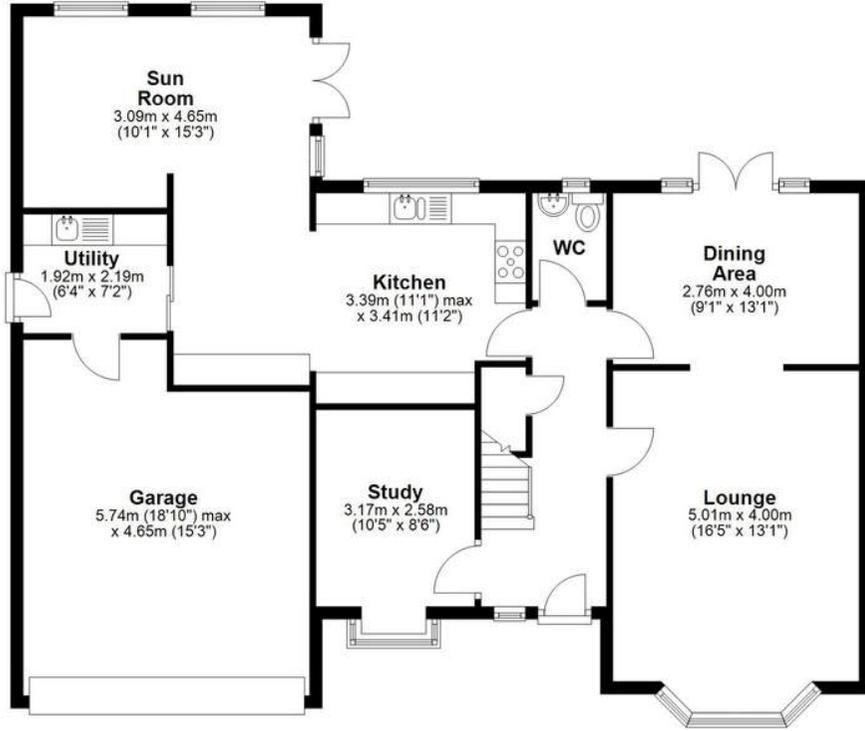






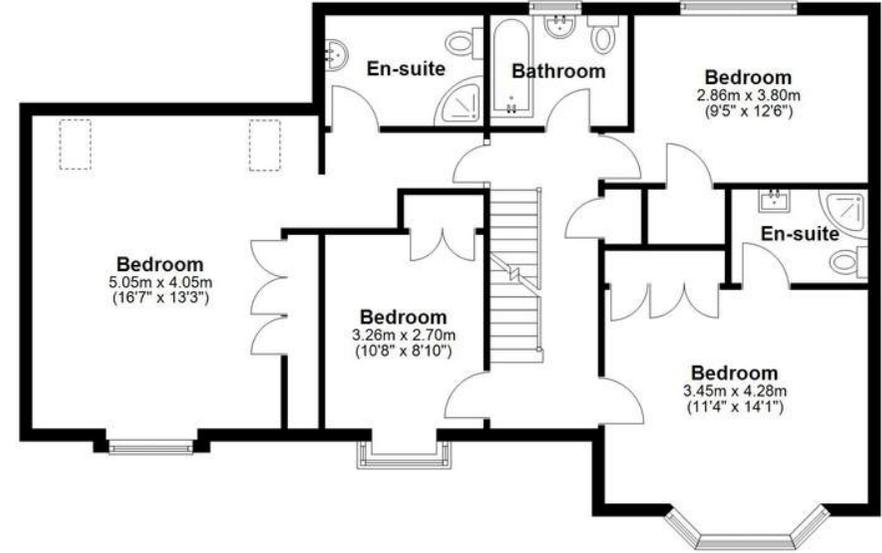
### Ground Floor

Approx. 116.7 sq. metres (1256.3 sq. feet)



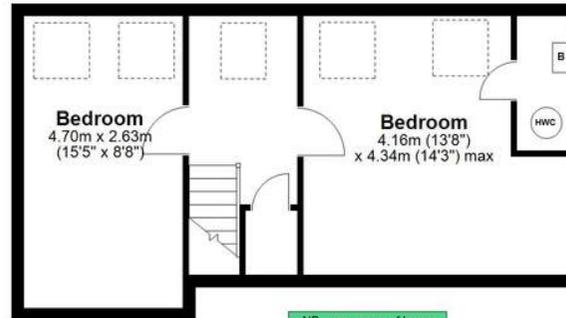
### First Floor

Approx. 90.2 sq. metres (971.3 sq. feet)



### Second Floor

Approx. 38.6 sq. metres (415.2 sq. feet)



NB some areas of lower headroom on this floor (see photos)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(56-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		72	78
EU Directive 2002/91/EC			

Total area: approx. 245.5 sq. metres (2642.7 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

- Well-Presented Six-Bedroom Home
- Tudor Grange Catchment
- Cul-de-Sac Location
- Three Spacious Reception Rooms
- Extended Kitchen with High End Appliances
- Two En-Suite Bedrooms
- Loft Conversion with Versatile Use
- Generous Driveway and Double Garage
- South-East Facing Garden with Large Patio

**SIZE** Total - 2,642 sq ft

**TENURE** Freehold

**SOLIHULL METROPOLITAN BOROUGH COUNCIL – G**

## 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	22 Mbps	0.9 Mbps
Superfast	71 Mbps	18 Mbps
Ultrafast	1800 Mbps	1000 Mbps

**Network in the area:** OpenReach

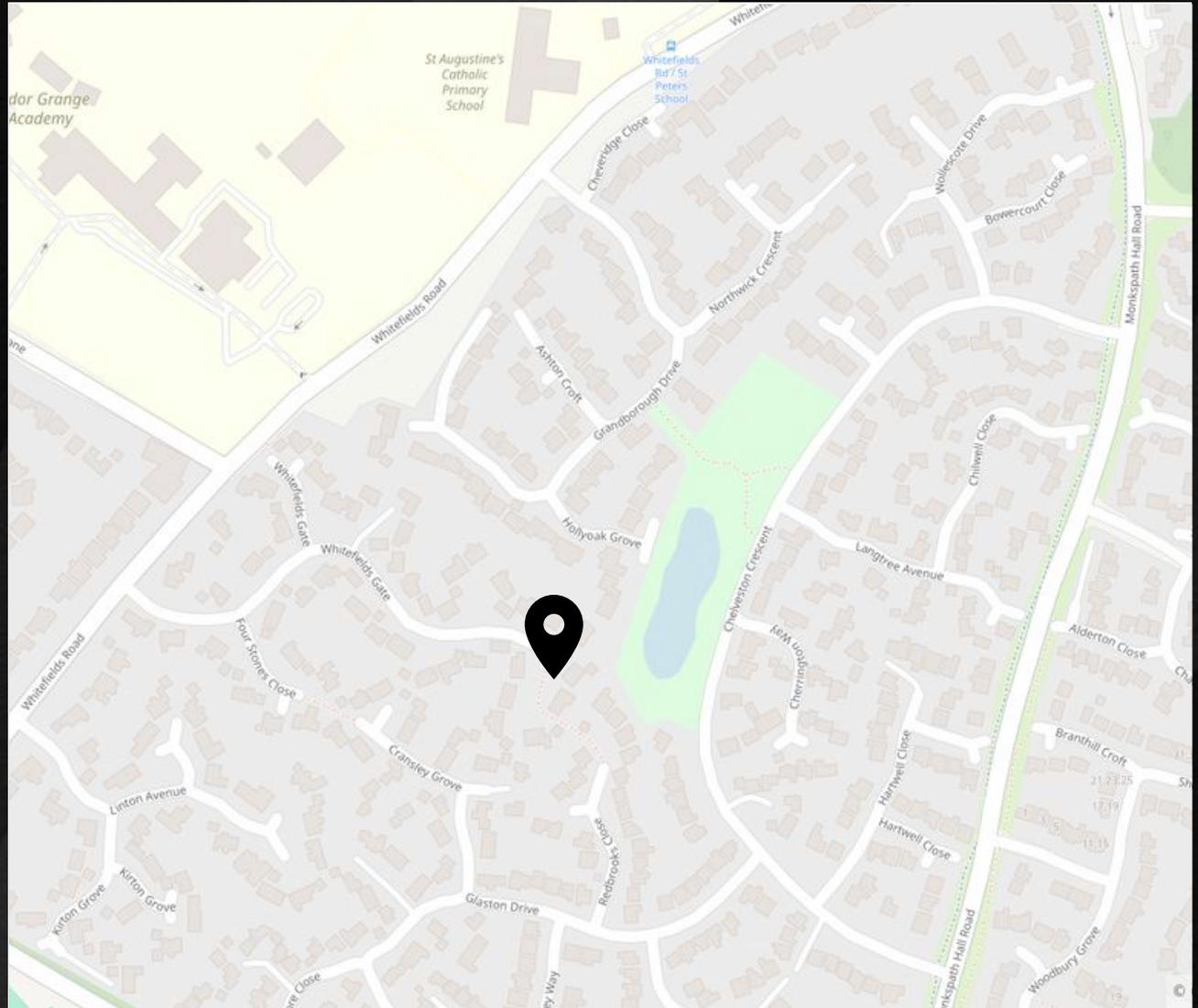
## VIEWING

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 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

Set within a peaceful cul-de-sac, this property enjoys an enviable location in one of Solihull's most sought after areas. The home sits within the catchment for the highly regarded Tudor Grange Academy, making it an excellent choice for families. A variety of local amenities, including the popular Touchwood Centre and John Lewis, offer excellent shopping, dining and leisure opportunities, all within easy reach. The area also benefits from excellent transport links, ensuring convenient connections to Birmingham and beyond. The surrounding green spaces and local parks in Solihull provide ample opportunities for outdoor activities, offering a perfect balance of suburban tranquillity and accessibility. With a strong sense of community and a reputation for excellent schooling, this location continues to be a top choice for those looking to settle in a well-established and desirable neighbourhood.

*DM&Co.*

**YOUR PREMIUM AGENT**

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

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