MEADOW VIEW
In the much sought after semi-rural location of Tidbury Green, surrounded by open countryside, Meadow View is a stunning and very spacious five bedroomed detached family home constructed just five years ago and immaculately presented throughout.

Briefly comprising of: a most generous reception hall, open plan kitchen/family/dining room, living room, formal dining room, sitting room, cloakroom, wc, utility room, and double integrated garage. Upstairs there are five generous double bedrooms, three en-suites and a family bathroom. The property has a delightful private rear garden, summer house and a private double driveway to the front with ample further parking available.

Built to the very highest of standards, this family home boasts quality fixtures and fittings throughout including: underfloor gas central heating on both floors, attractive oak internal doors with chrome furniture, oak staircase balustrading and newel posts and side skirts, a magnificent Siematic fitted kitchen with Siemens appliances throughout, Porcelanosa contemporary fitted bathrooms, tiling and fittings, chrome sockets and switches and private electric entrance gate which can be controlled by your mobile phone.
The TV distribution system is wired to distribute a full range of television signals (satellite, terrestrial and digital) and radio to each TV socket. All plots have a pre-installed satellite dish and aerial installed to allow for any wide range of services. The content viewed from a satellite decoder (such as a Sky box) may be distributed to every TV location if the box is connected to the main reception.

The main living space and all bedrooms benefit from data points connected to a Cat-5e data network. With the addition of a data switch and ADSL router these may be used to deliver high speed internet access and/or connection to networked computers, printers, hard drives, scanners and fax machines etc.

The accommodation is approached via a paved pathway with beautiful well stocked borders to each side and a lovely Rose covered arbour to walk under to the smart black glazed front door into the property.

Once inside, you are immediately taken with the most spacious and welcoming reception hall. This light and airy space has engineered oak flooring with an inset coir mat to the entrance area, there is also a wall mounted entry system, very attractive central oak staircase, and doors to each side of the front door leading to a guest cloakroom with a low level white contemporary suite comprising of wc and wall hung hand basin. To the opposite side is a good sized cloaks cupboard, currently used as a wine storage area.

Leading from the delightful reception hall through two beautiful oak double doors, with inset frosted bevel glass panels, is the very impressive drawing room. This large and welcoming reception room is exquisitely decorated and presented to the very highest of standards. The central real flame gas fireplace creates a lovely focal point and is controlled remotely. French doors with half side windows lead out to the rear terraces and gardens.
Across from the entrance hall are two further excellent reception rooms – The dining room is elegant and spacious with beautiful double opening glazed oak doors leading in, a large walk in bay window, recessed downlights and smart engineered oak flooring flowing through from the hallway.

To the opposite side is a third reception room, currently used as a gym, however, this good sized room has a multitude of options for any family. With smart oak flooring and a window recessed to the front of the property, this room would work well as a large study, children's playroom, sitting room or snug.

One of the most impressive rooms is the exceptional open plan Siematic kitchen, dining and family area. Being fully fitted with a magnificent kitchen from with a wide range of base and wall units with soft close cupboards and drawers. Integrated Siemens dishwasher, extractor hood, single oven, steam oven, microwave and warming drawer and Miele fridge and freezer. The kitchen units are a combination of matt light beige and dark walnut units and complementary granite worktops and the beautiful high gloss porcelain tiled flooring. There is a central island unit by Siematic with large overhang suitable for stools and a breakfast bar, a further area suitable for a breakfast table has recessed down lighters, power points and three large pictures windows. Stainless steel under mounted Blanco sink with mixer and Quooker boiler tap. Across from the practical kitchen area is a family area with French doors and side windows taking in views over the rear garden. There is ample space here for comfortable seating or a separate dining table for more casual family meals.

Leading off the kitchen is a well-equipped utility room, presented to the same high standard of fixtures and fittings following the Siematic design and style of the kitchen with granite worktops, and an under mounted stainless laundry sink. A door leads from here into the integrated large double garage, which houses the high pressure water system and boiler in a separate cupboard.
Seller Insight

Meadow View is a beautiful family home that enjoys a superb tucked away location on the edge of the thriving village of Dickens Heath. “We moved here five years ago, due to both of us having job changes,” say the owners, “but the Birmingham area was not one that we knew at all. We were looking for somewhere that was semi-rural, and hence quiet, but with good access to shops and other local amenities. The house we found was brand new and one of just four built at the end of a private, gated drive – so security is excellent – and we’d both say that we fell in love with it immediately.”

“The house has been incredibly well designed, so the layout flows beautifully and all of the rooms are of a good size and very well proportioned; there aren’t any small ‘box rooms’ or rooms with an unfortunate shape that can make it so difficult to arrange the furniture. This means that we haven’t needed to make any structural changes. Rather, we have been able to focus on things like improving the storage and keeping it all beautifully maintained and well decorated, in fact the whole house has been done twice in the five years we have lived here so it’s in excellent condition throughout.”

“The garden is another feature that we love about the property and one that we’ve really enjoyed enhancing,” they continue. “We’ve added lots of plants that create colour and interest all year round and we also significantly improved its ability to drain after heavy rain by introducing many, many tons of topsoil. The space as a whole isn’t too large and it has been designed with ease of maintenance in mind so it really doesn’t take too much time and effort to look after. We’ve introduced a wide array of very colourful perennials that will largely look after themselves and just need a bit of pruning in the autumn. Something else that we love about it is the fact that it’s extremely private and catches the sun throughout most of the day.”

“One feature that we are likely to miss about the house is the fact that, although we are in such a quiet location – most of the time you can only hear the birds – the shops and facilities of Dickens Heath are just a ten-minute walk away. We also have Solihull just fifteen minutes away by car, we can be in Birmingham in just over half an hour, the local transport links are excellent and we understand that there are a number of very good schools in the area.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.
The rooms that we particularly like are the kitchen and lounge, both of which are a very good size and well lit – and have excellent views of the back garden and surrounding trees,” say the owners. “The kitchen is very well equipped and has a large, granite topped central island that is ideal for cooking and for hosting parties, which can then spill out onto the patio in good weather.”
The attractive solid oak central staircase rises from the spacious reception hall to the equally light and airy landing area. Beautiful quality John Lewis carpets are laid to the stairs, landing and through to the master bedroom, and the décor is immaculate. There is a useful airing cupboard housing the underfloor heating manifold and hot water tank with shelving space.

The master bedroom is a most delightful room, bright and spacious, it has double picture windows overlooking the rear garden and totally private natural views beyond. The present owners have also installed a fabulous range of tall fitted wardrobes which blend beautifully with the décor and offer further excellent storage to the double wardrobes built in when the property was constructed.

The luxury master en-suite is cleverly designed in two parts, all fitted with a contemporary Porcelanosa white suite and beautiful tiling. The first part houses his and hers sinks with vanity unit beneath and low level wc. The second part has a large panelled bath and walk in shower. There is also a large wall mounted mirror, a good sized storage cupboard and a chrome heated towel rail.

Bedroom two is an excellent size and enjoys private views of trees across Birchy Close. It has large fitted wardrobes with excellent storage and a door leading through to an en-suite shower room. Having a white contemporary suite comprising low level wc, shower cubicle with folding doors, hand basin with white high gloss vanity unit beneath, towel rail, shaver point, complementary wall and floor tiling, recessed down lighters, Velux window and extractor fan.
Bedroom three is superbly light and spacious with lovely views across the rear garden and beyond to the meadow. This room also has a superb walk in dressing room and a further door through to an en-suite shower room with a contemporary white suite comprising low level wc, shower cubicle with folding doors, hand basin with white high gloss black vanity unit beneath, towel rail, shaver point, complementary wall and floor tiling, recessed down lighters and extractor fan.

Bedrooms four and five are both excellent sized double bedrooms and currently used by the owners as their individual offices. Each has plenty of natural light and are immaculately presented.

The luxury family bathroom is fitted with Porcelanosa sanitary wear, fittings and tiling. It has a panelled bath, matching low level wc, wash hand basin with high gloss drawer unit beneath, walk in shower, window with opaque glass, central ceiling light, shaver point and a chrome towel rail.
Both the house and garden are wonderfully conducive to entertaining and we have enjoyed hosting parties for friends, family and neighbours,” say the owners. “We’ve been able to have up to seventy people here without any issues at all in terms of space.”
We will be very sad to leave the house, which we thoroughly enjoy living in,” say the owners, “and we know that we will be very lucky to find another house that is so well designed, so convenient for everywhere and so quiet!”
The integral double garage has a large automatic white roller door, it is also fully plastered and painted and offers ample space for two family cars together with storage which the present owners use for an additional freezer, tool and garage storage. There is door behind which the boiler is housed and a further door leads to the side of the property, allowing access to front and rear gardens.

Outside
Occupying a lovely private position, the garden is a delightful space to relax and enjoy with smart fencing and beautifully screened with a natural backdrop of trees and shrubbery. The garden is very wide and has an array of mature shrubs and trees surrounding. The smart patio has a deep pathway across the length of the rear of the house allowing direct access from French doors at the drawing room and open plan kitchen family room. There is also a large circular feature terrace perfect for alfresco dining and entertaining. Across the terrace is the delightful summer house with a rose covered trellis alongside offering a perfect screen for the good sized storage area behind it. With excellent outdoor lighting installed across the whole garden, it takes on a fabulous enchanting look after dark.
Tidbury Green is a delightful rural locality close to Solihull with its good stores and facilities, as well as the renowned Earlswood Lakes - a haven for sailing, fishing or walking. In addition, Shirley is only three miles distant and passenger rail services are available at Earlswood, Wythall and Whitlocks End stations and the Midlands motorway network are all within easy driving distance. It is close to Dickens Heath village centre and its excellent local amenities.

Nearest stations:
- Whitlock's End (0.6 miles)
- Wythall (0.9 miles)
- Shirley (1.3 miles)

SOLIHULL

Historically part of Warwickshire, Solihull is one of the most prosperous towns in the English Midlands. In November 2013, the uSwitch Quality of Life Index named Solihull the “best place to live” in the United Kingdom. The motto of Solihull is Urbs in Rure (Town in Country).

Solihull’s name is commonly thought to have derived from the position of its parish church, St Alphege, on a ‘soily’ hill. The church was built on a hill of stiff red marl, which turned to sticky mud in wet weather.

Solihull probably came into being about a thousand years ago, as a clearing in the forest to which people would come to trade. The town is noted for its historic architecture, which includes surviving examples of timber framed Tudor style houses and shops. The historic Solihull School dates from 1560 (although not on its present site). The red sandstone parish church of St. Alphege dates from a similar period.

Excellent communication links with the M42 (J4 and J5) which provides access to the M40 providing motorway access to London, the M6 and the North West and the M5 and the South West. Birmingham International Airport is a short drive away, as well as the hub of the Midlands rail network, the newly refurbished New Street. Solihull train station provides direct access to London Marylebone.
Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are included in the sale price. Others, if any, are excluded.

10 year BLP warranty (approximately 4.5 years remaining)

The property has mains drainage, water, electricity and gas.

There is underfloor heating throughout the house and individual thermostats in each room.

The property is connected to high speed broadband and a booster ensuring high speed internet connection throughout the house.

Local Council: Solihull Metropolitan Borough Council

Tenure: The property is Freehold
Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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