



Tall Trees
822, Warwick Road | Solihull | B91 3HA

FINE & COUNTRY

TALL TREES

Situated on the prestigious Warwick Road, just a short walk from Brueton Park and Solihull town centre is this very spacious dormer bungalow known affectionately as "Tall Trees".



As its name suggests there are a number of tall conifers to the front of the property offering complete privacy from the road, and being set back behind an extremely wide plot and very generous driveway, this offers further privacy to this family home. Having undergone much work over the years the property comprises of a separate annexe/clinic, three large bedrooms suites, a first floor games room or bedroom, office, four reception rooms, four bathrooms, a lovely open plan kitchen/dining and family area and a smart outside terrace and enclosed private garden.





The property has two main entrances to the front, the first into the family home and the second leads to the acupuncture clinic that is currently run from the property. Upon entering the main house there is a porch with a further inner door leading to the spacious entrance hall smartly presented with solid wooden flooring and immaculate décor.

The sitting room to the front of the property is very spacious, light and airy with two large bay windows overlooking the private driveway. Elegant modern décor, solid wooden flooring and a stylish contemporary wall mounted remote control gas fireplace. This room along with all reception rooms, bedrooms and second floor all have Fujitsu air conditioning units installed.

Moving along the hallway is the second reception room which the family use as their main tv room and snug. With triple bi-folding doors overlooking the private garden, this makes the ideal cool space to enjoy in the summer and a warm cosy snug during the winter months.



The real “hub” of this family home has to be the very elegantly presented open plan kitchen/dining/family area. The large dining and family area with stunning solid oak flooring, has space for a generous sized table and features a very contemporary style log burner inset into a limestone surround, this room also has further seating areas and benefits from the two sets of French doors leading to the outside covered terrace. Moving seamlessly into the kitchen, the wooden flooring is replaced with a high gloss black porcelain tile which blends perfectly with the black granite work tops, upstands, window sill and splashback behind the hob. The kitchen is well equipped with a range of high end appliances including a Neff 5 burner inset gas hob with and an Elica modern extractor fan above, a built in Bosch microwave, integrated fridge and two freezers together with a Neff electric oven and a Technik built in dishwasher. The Rangemaster stainless steel double sink and mixer taps sit below the large window overlooking the private rear garden. Double patio doors lead out from the kitchen to the covered terrace outside and there is ample space for a more casual dining table within the kitchen area.

Seller Insight

“ Ideally located on a popular residential road close to Solihull town centre is Tall Trees, a large and very well-appointed family home that has been beautifully enhanced by the current owners. “Over and above everything else, I’d say that it was the location of the property that proved to be the biggest selling point when we came across it fifteen years ago,” says the owner. “The house is situated on a lovely road just a couple of minutes from Brueton Park, which is a beautiful nature reserve; it only takes around twenty minutes to walk into the centre of town, and when we moved here my daughters were about to begin studying for their A Levels and from here they were able to walk safely through the park to Solihull Sixth Form College. It’s a location that for us really did tick all the boxes.”

“When we bought the house it was perfectly liveable, but only had three bedrooms, however we could see that it had the potential to be both enlarge and greatly improved. We wanted to create an annexe, just in case my mother-in-law wanted to come and live with us, so we started by adding an extension that not only created a forth bedroom, but also a separate sitting area and a bathroom. We also remodelled the rest of the house, so now each of the bedrooms is en suite, and we created a lovely big kitchen/diner so we can cook, eat and entertain all in one space. The kitchen is definitely the real heart of our home, but we also have a cosy room for watching TV and my husband has converted the loft area into a snooker room, which is a really nice space for leisure time. In short this is a house that works well on so many levels and it’s filled with lots of really happy memories.”

“We’ve enjoyed every minute of our time in this house and we’ve had the space to have some really memorable occasions,” continues the owner. “Our daughters both celebrated their A level success and graduations here, and we’ve had a huge engagement party and a wedding reception, both of which were held outside in marquees. And the garden, although not huge, has been a place where we’ve had big summer BBQs, games of badminton and cricket... such happy times. It’s a home that has afforded us all a really fabulous quality of life and I know it’s going to be a real wrench to leave.”

“The whole house is lovely, but the kitchen/diner really stands out,” says the owner. “We often have family and friends coming to visit and it’s a room that can accommodate lots of people. We can cook, eat together or just sit and chat, and during the summer months we can open up the doors to the patio and extend the space out into the garden.”

“The location is perfect in so many ways,” says the owner. “There are lots of wide-open green spaces to enjoy, there’s a superb selection of schools in the local area so it’s a great place to raise a family, the transport links are excellent and we enjoy easy access to a fantastic selection of shops and amenities. What more could you want?”

“The annexe has been a really wonderful addition to the house,” says the owner. “It has its own separate access, so can be completely self contained, and my younger daughter has been using it as an acupuncture clinic, so it’s actually a very flexible space in terms of its use.”

“What will I miss when we leave? Absolutely everything,” says the owner. “It’s really has been the most wonderful family home.”

* 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.







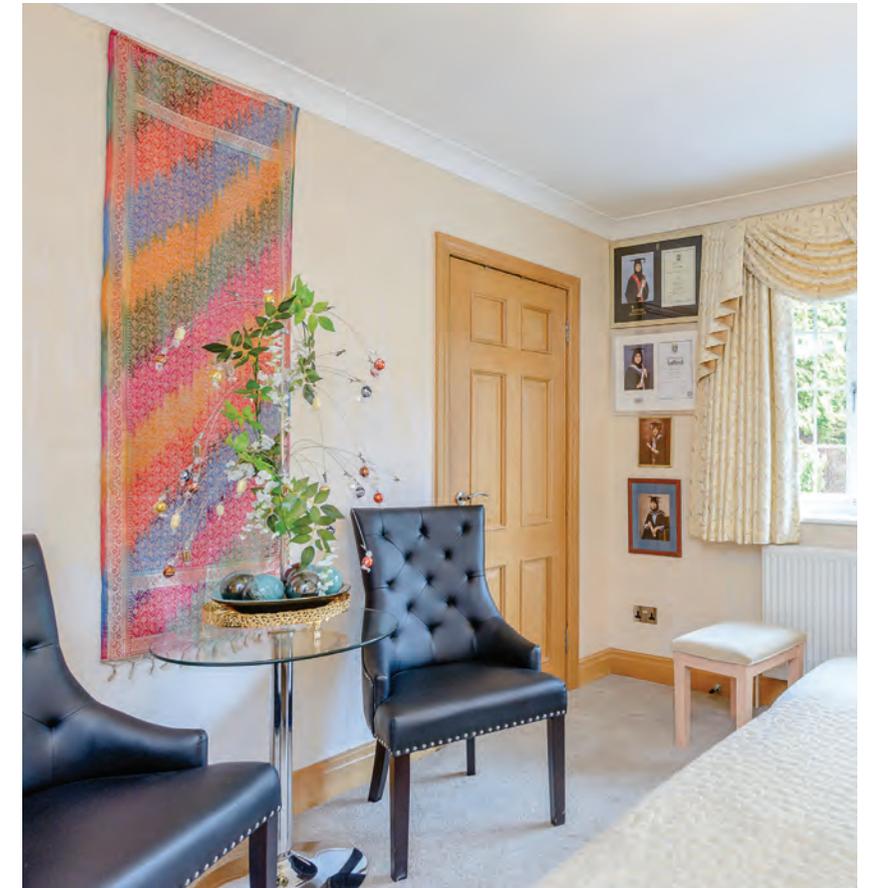






As you move back along the inner hallway, that houses a fabulous range of fitted oak storage cupboards and a smart oak bookcase, you reach the three bedroom suites. All with Fujitsu air conditioning units and their own wardrobe solutions, these excellent sized double bedrooms each have their own en-suite. The master bedroom, with its bay window to the front, is of a most generous size and has the added benefit of two large walk-in wardrobes and a superb en-suite complete with Corian topped vanity wash basin and units, together with a large Jacuzzi and steam shower cubicle.

In between the bedrooms is a most useful laundry room with ample storage and ideal as an ironing room. This room would also be suitable for a baby's nursery or young child's room.











Also accessed from the inner hallway is a downstairs cloakroom complete with a vanity sink and wc and a staircase leads to the enormous games rooms, with large Velux windows and many louvered doors offering eves storage. Due to the size of this room it houses a larger floor mounted Fujitsu air conditioning unit and a multitude of eve's storage cupboards behind louvered doors. Currently used purely as a games room, this immaculate space would make an excellent master suite or teenager's suite with the security locked private office to one end easily converted to an en suite.





Clinic/Annexe

With its own front and rear access, this section of the house would make an ideal separate annexe for those wishing to live within the family but still have their own independence. Currently laid out as a treatment room with neutral décor and a lovely big bay window to the front, a bathroom which is presently equipped with disability sanitary ware including a bath with shower above, wc and hand basin. There is also a large office with rear patio doors, ideal to be used as a bedroom.

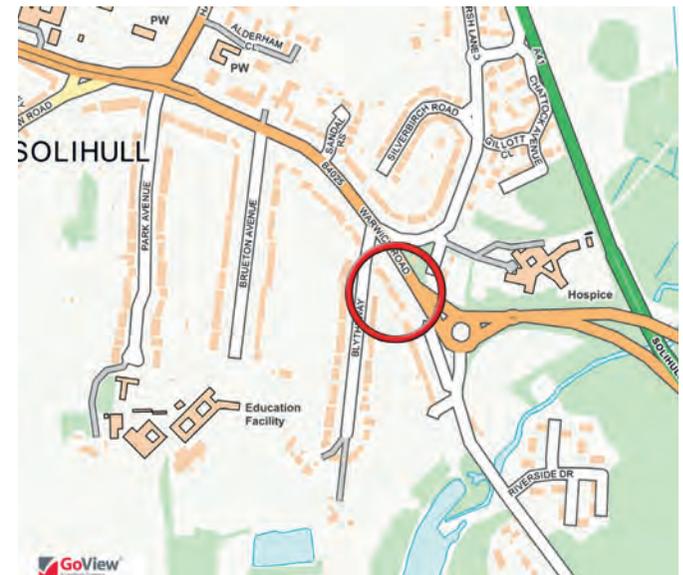




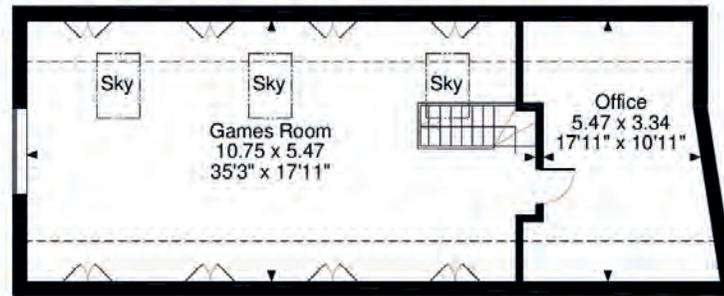
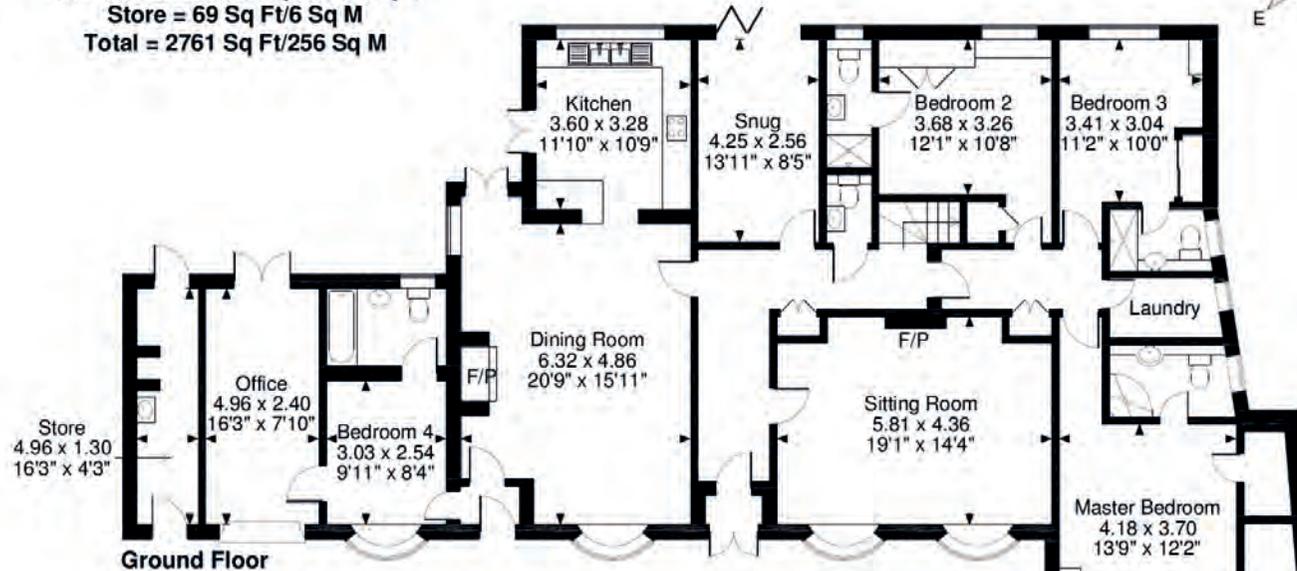
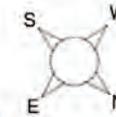
To the side of the property is a further covered front to back access which houses a chimney and BBQ area, preparation sink and the boiler. This is an ideal space to use for summer entertaining and has ample storage for garden equipment and bicycles etc.

Accessed from the open plan dining room, kitchen and family area is the superb main outdoor terrace with two fixed large white awnings above creating an all-weather seating and dining area. Leading down from the terrace steps take you to the main lawned area which has mature shrubbery and hedging with neat wooden retaining walls to the back leading to the charming wooden pagoda in one corner. Water and electric points are found at the front and rear of the house.





Tall Trees, Warwick Road, Solihull
Approximate Gross Internal Area
Main House = 2692 Sq Ft/250 Sq M
Store = 69 Sq Ft/6 Sq M
Total = 2761 Sq Ft/256 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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