



10 Birch Tree Grove
Solihull | B91 1HD

FINE & COUNTRY

10 BIRCH TREE GROVE

Tucked away on a quiet cul de sac which lies just minutes from the bustling town centre of Solihull is Number 10 Birch Tree Grove, a large and beautifully presented family home that boasts a pretty garden and lovely views across the adjacent woodland.



Backing onto beautiful Woodlands and situated on a third of an acre plot is this simply stunning large four-bedroom detached family home with scope for further development (Subject to planning). Located down a quiet cul de sac this family home is only 1.6 miles from Solihull Town Centre where there are a number of shops, bars and restaurants including Touchwood Shopping Centre and John Lewis Department Store. The Solihull Train Station is only 0.9 miles away where there are regular trains directly to London Marylebone.

ACCOMMODATION

The property is entered through the front door through a porch and into the main hallway. To the left is the living room which has been opened through to the dining room which in turn provides access to the kitchen. There is also another door leading to the kitchen which comes off the main hallway. From the kitchen, there is a further living room and then access to utility room and in turn giving access to the garage. The hallway also provides access to the study. There are also two downstairs WC's

Upstairs there are four bedrooms. All bedrooms have built in wardrobes and the master bedroom has its own ensuite. On this floor, there is also a main family bathroom.





Seller Insight

“The house was built in 1963 by the previous owners, therefore this is a only the second time it's come onto the open market,” says Pam. “The people who had it built were here for thirty-one years and we've been here for twenty five, so it's been a much loved family home.”

“We'd lived in the area for quite some time before we purchased the property and were actually only living a few streets away, but we didn't know this lovely grove was here. It's nicely secluded, the garden backs onto nothing but woodland and it's set well away from the main road, so it's very peaceful here. However, the children were able to walk to school, we can also walk into town or to the train station and we have some lovely parks in the local area, so really it couldn't be more ideal.”

“The house itself was stuck in a bit of a 1970s time warp when we came here, but we knew it had so much potential and so over time we've made quite a few changes to bring it all up to date and generally make it more conducive to busy family life. It's looking lovely now and it's all in excellent condition, but what I love most about it is the fact that it's been beautifully designed to take full advantage of this lovely setting. The lounge, the dining room and the extra sitting room that we added all have patio doors that overlook and open onto the garden so there's this lovely feeling of connection between inside and out and the outlook is just lovely. The house itself enjoys a slightly elevated position and therefore we can sit out on the patio and enjoy a tremendous view of the garden and the woodland beyond. I often sit out there and find it hard to comprehend we're so close to the centre of town.”

“Every room is a favourite and they are all so wonderfully light and bright, however the lounge is the room that I tend to be drawn to,” says Pam. “It has two sets of patio doors, so enjoys a tremendous view of the garden, and when the sun is shining the light just pours in. I could sit in there for hours just gazing out and watching the birds.”

“In my opinion the location would be hard to better,” says Pam. “We have shops, restaurants, schools, even the train station all within striking distance, and yet when we come home we feel far removed from everything.”

“Outside we have a couple of patio seating areas, a large lawn and at the very end of the garden we have a gate that allows us direct access into the wood and the little park beyond,” says Pam. “It was fantastic when the children were young because they saw it as an extension of the garden and would play out there for hours.”

“I love this house, but it's the setting that I think I'll miss most,” says Pam. “It's so peaceful here and the outlook is so lovely. It's one of those places that's a real pleasure to come back to at the end the day.”*

*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.





















OUTSIDE

Outside to the front of the property there is a sweeping 'in/out' driveway with ample parking and access to the double tandem garage. To the rear is a landscaped rear garden with a patio area for garden furniture and a large lawned area surrounded by mature shrubs and bushes. This private back garden backs onto a woodland area.







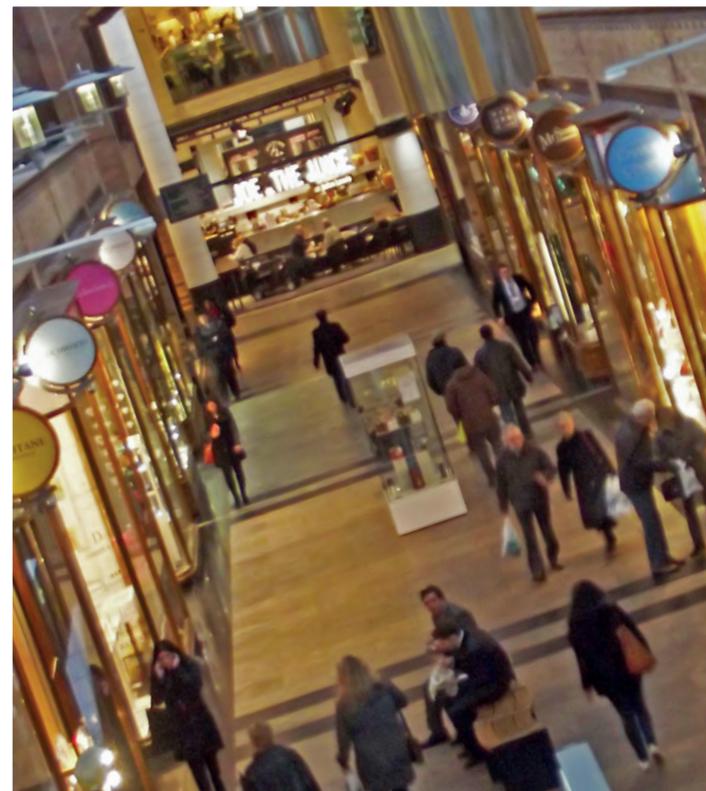
SOLIHULL

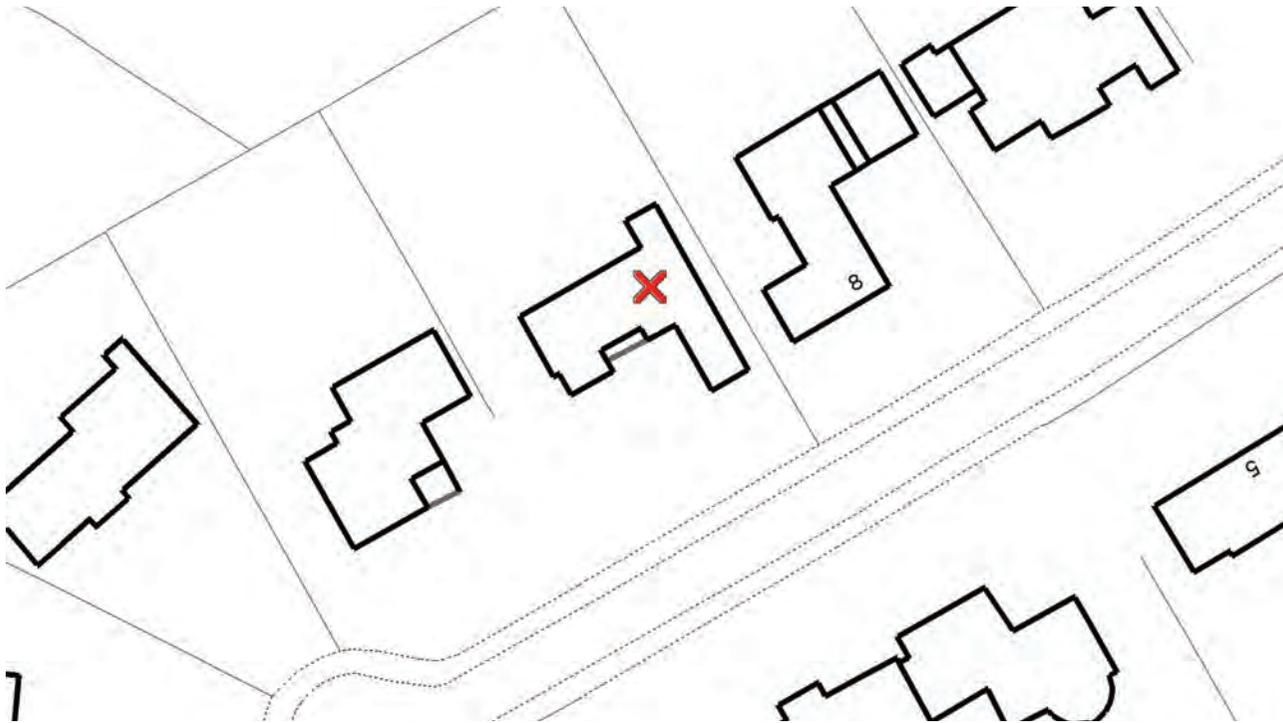
Historically part of Warwickshire, Solihull is one of the most prosperous towns in the English Midlands. In November 2013, the uSwitch Quality of Life Index named Solihull the “best place to live” in the United Kingdom. The motto of Solihull is Urbs in Rure (Town in Country).

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.





LOCATION

Birch Tree Grove is located just off Sharmans Cross Road and Woodside Way. The property is situated on a quiet cul de sac only 1.6 miles from Solihull Town Centre and 0.9 miles to Solihull Train Station. The Solihull Arden Tennis Club is only a couple of minutes away and Tudor Grange Leisure Centre is also a couple of minutes away. Access to the M42 and the M40 are also only minutes away, these connect to the Midland Motorway Network for any travel nationally.

SERVICES TO THE PROPERTY

All Mains Connected

LOCAL AUTHORITY

Solihull Borough Council

VIEWING ARRANGEMENTS

Strictly via the vendor's sole agents Fine & Country

WEBSITE

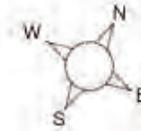
For more information visit www.fineandcountry.com

OPENING HOURS

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	11.00 am - 3.00 pm



Birch Tree Grove, Solihull
Approximate Gross Internal Area
Main House = 1854 Sq Ft/172 Sq M
Garage = 261 Sq Ft/24 Sq M
Total = 2115 Sq Ft/196 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





CLINT NYKAMP
SENIOR PARTNER

Fine & Country Solihull
14 years experience | 0121 746 6400
email: solihull@fineandcountry.com

Born in South Africa and following a 7-year career in the British Army, Clint Nykamp left having been granted 'Exemplary Service' by the Colonel of the Regiment he served and has left the Armed Forces understanding the value of communication and professionalism. Nowadays Clint is a retired Rugby player and enjoys his family life, he lives with his partner and has a young son and daughter which he dotes on, he also has a Springer Spaniel with way too much energy! Clint has been in the industry for 14 years now bringing a wealth of experience in the luxury housing market. Clint specialises in selling homes by way of Open House and holds several record sale prices in the West Midlands.

YOU CAN FOLLOW CLINT ON



Clint has been excellent in selling our house. He achieved well above the guide price and dealt with difficult negotiations along the way. We would highly recommend Clint over local estate agents who suggested we should anticipate £100K less than Clint achieved for us!"



FINE & COUNTRY

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.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel +44 (0)121 746 6400
solihull@fineandcountry.com
39 Zenith House, Highlands Road, Solihull B90 4PD

