



Tilehouse Lane, Solihull B90 1PW

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EXCLUSIVE



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Nestled along the sought-after Tilehouse Lane, this charming three-bedroom dormer bungalow offers an exceptional blend of space, privacy, and picturesque surroundings.

Set behind a generous gated driveway, the property immediately impresses with ample off-road parking and beautifully maintained front gardens. The exterior boasts a classic design, with a warm red-tiled roof, attractive dormer windows, and a well-kept façade that complements its peaceful, semi-rural setting.

Inside, the home provides versatile accommodation, ideal for families or those seeking flexible living space. The ground floor features a welcoming entrance, a bright and spacious living area with garden views, and a generously sized kitchen with direct access to the conservatory—perfect for entertaining or everyday family life. There is also a large double bedroom and a well-appointed family bathroom on this level.

Upstairs, the dormer level offers further well-proportioned bedrooms, including a principal bedroom with en-suite. These rooms are filled with natural light and enjoy elevated views over the surrounding greenery.

A standout feature of this property is its expansive plot. The mature, landscaped garden wraps around the home and includes a variety of established trees, shrubs, and lawned areas, creating a tranquil and private outdoor retreat. The property also benefits from backing onto open green space, enhancing the sense of seclusion.

In addition, the property benefits from a large garage, providing further storage or potential for additional use.

Situated in a desirable location with easy access to the local train station, amenities, transport links, and reputable schools, this delightful bungalow combines countryside charm with everyday convenience.

Early viewing is highly recommended to fully appreciate the space, setting, and potential this unique home has to offer.





Location

Situated on the highly desirable Tilehouse Lane, B90 1PW, this property enjoys a peaceful semi-rural setting while remaining exceptionally well connected.

Surrounded by open green space and countryside walks, the area offers a tranquil lifestyle ideal for families and those seeking a quieter pace, without compromising on convenience. The location is particularly popular due to its balance of rural charm and accessibility.

There are excellent transport links nearby, with Whitlocks End Railway Station just a short distance away, providing regular services into Birmingham city centre. Wythall Railway Station and Shirley Railway Station are also within easy reach, making this an ideal location for commuters.

The property is conveniently positioned for access to the M42 motorway network, offering straightforward links to the wider Midlands region and beyond.

A range of local amenities can be found in nearby Shirley, including supermarkets, restaurants, cafes, and retail outlets, while the more extensive shopping and leisure facilities of Solihull town centre are just a short drive

away.

The area is also well regarded for its selection of reputable schools, making it a popular choice for families.

Combining a semi-rural outlook with excellent connectivity and amenities, Tilehouse Lane offers a highly sought-after and well-balanced place to live.

Living Room / Dining Room

27'10 x 10'0

Kitchen

15'9 x 10'10

Conservatory

14'1 x 9'10

Bedroom One

25'4 x 14'4

Bathroom

9'2" x 6'0"

Bedroom Two

17'1 x 13'0



En- suite
13'0 x 9'11

Bedroom Three
13'0 x 10'9

Garage
23'11 x 12'6

Garden

The property boasts a truly stunning and beautifully maintained rear garden, offering a private and tranquil outdoor retreat.

Predominantly laid to lawn, the garden features a generous, level expanse of manicured grass, ideal for families, entertaining, or simply enjoying the peaceful surroundings. The space is framed by mature hedging and a variety of established trees and shrubs, providing a high degree of privacy and a picturesque backdrop throughout the seasons.

A particular highlight is the thoughtfully landscaped borders, filled with vibrant planting, ornamental features, and carefully positioned seating areas—perfect for relaxing and taking in the garden's natural beauty. A charming garden structure and greenhouse further enhance the space, catering to



keen gardeners and those looking to make the most of the outdoor setting.

With its sunny aspect, colourful foliage, and immaculate presentation, this garden is a true extension of the home and offers an idyllic setting for both leisure and lifestyle.

Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band F.

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.



Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Fixtures And Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

AML Checks

Important note, please be aware by law we must carry out ID and AML checks

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.

Agent Note

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.



Ground Floor



First Floor

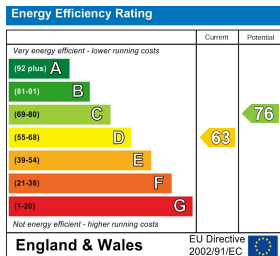


Garage

Total floor area 196.9 sq.m. (2,119 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Solihull -

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