



37 Whitefields Gate, Solihull, B91 3GE

**HUNTERS**<sup>®</sup>  
EXCLUSIVE

# 37 Whitefields Gate, Solihull, B91 3GE

## Offers In Excess Of £1,295,000

An exceptional six-bedroom, four-bathroom detached family residence, beautifully extended and arranged over three impressive floors, occupying a prestigious position within the exclusive Whitefields Gate development in the heart of Solihull.

Designed with modern family life in mind, this magnificent home offers an abundance of versatile living space, making it perfectly suited to growing families and multi-generational living alike. From the moment you step through the front door, you are greeted by a grand and welcoming entrance hall, setting the tone for the quality and elegance found throughout.

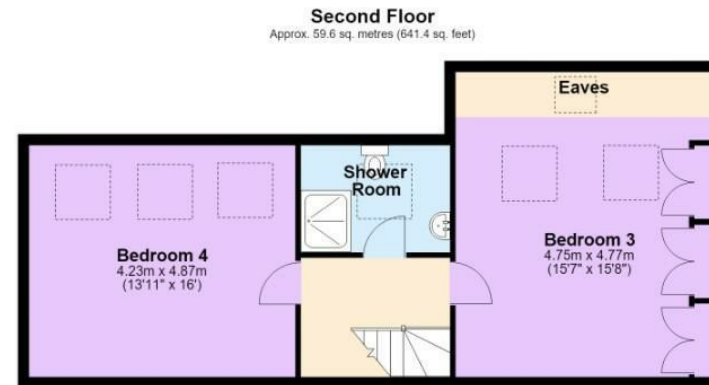
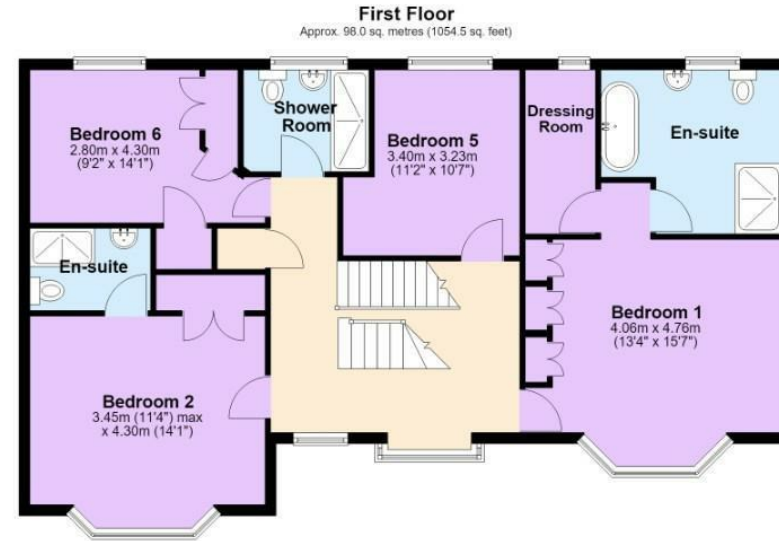
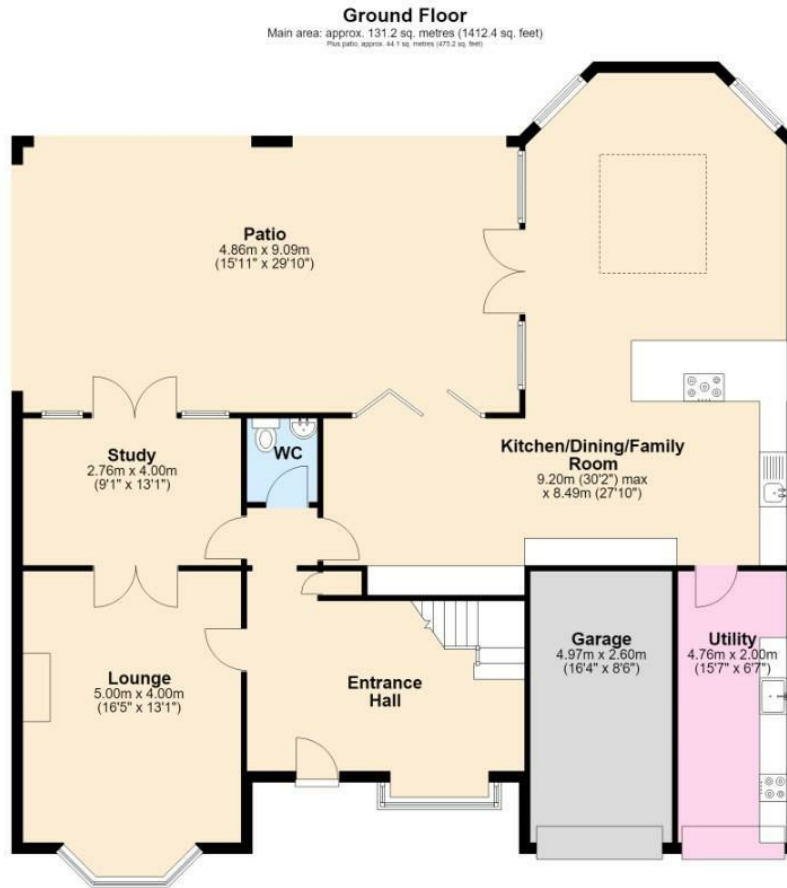
Undoubtedly the centrepiece of this remarkable home is the spectacular extended open-plan kitchen, dining and family room. Thoughtfully designed to an exceptional standard, this breathtaking space combines contemporary style with everyday practicality, creating the ultimate environment for entertaining guests and spending time with loved ones. The impressive kitchen is complemented by a separate utility room, discreetly positioned to provide additional storage and convenience.

Whitefields Gate is an exclusive and highly sought-after residential development, discreetly positioned in one of Solihull's most prestigious locations. Offering an exceptional combination of privacy, elegance and convenience, this desirable address is just a short distance from the heart of Solihull Town Centre, making it a favourite among discerning buyers seeking luxury living within a well-established community.

Residents enjoy easy access to the vibrant town centre, home to the renowned Touchwood Shopping Centre with its array of boutique shops, fine dining restaurants, stylish cafés and leisure facilities. Solihull's thriving social scene, together with its excellent amenities, provides the perfect balance between town and suburban living.

The area is particularly favoured by families due to its proximity to some of the region's most highly regarded schools, including Tudor Grange Academy

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Main area: Approx. 288.8 sq. metres (3108.3 sq. feet)  
Plus patio: approx. 44.1 sq. metres (475.2 sq. feet)

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <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	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Ground Floor

To the front of the property is an elegant and beautifully proportioned lounge, bathed in natural light and providing a superb setting for both relaxation and entertaining. Adjoining this is a highly versatile reception room, offering the flexibility to be used as a formal dining room, sophisticated home office, cosy snug, playroom or study, effortlessly adapting to the changing needs of modern family life. Further enhancing the practicality of the ground floor is a stylish guest WC, conveniently positioned off the entrance hall.

Beyond this lies the true centrepiece of this remarkable home – a spectacular extended open-plan kitchen, dining and family room. Beautifully designed with both luxury and functionality in mind, this breathtaking space creates the perfect environment for everyday family life as well as sophisticated entertaining. Flooded with natural light and seamlessly connecting the indoor and outdoor spaces, it is a room that truly has the 'wow factor' and is certain to be the heart of the home for years to come.

## First Floor

The first floor hosts four generously proportioned double bedrooms, including an outstanding principal suite that exudes luxury. Complete with a spacious en-suite bathroom and an impressive walk-in wardrobe, it provides a private sanctuary away from the bustle of family life. Bedroom two also benefits from its own stylish en-suite shower room, while bedrooms three and four are served by a beautifully appointed family bathroom.

## Second floor

The second floor continues to impress, offering two further spacious double bedrooms, both benefiting from excellent storage solutions and sharing an additional family bathroom, making this floor ideal for teenagers, guests or extended family members seeking their own private space.

## Externally

Stepping outside, the property offers a truly exceptional outdoor living experience. A magnificent veranda spans the majority of the rear elevation and has been thoughtfully designed with electric side screens, allowing each section to be opened or enclosed independently. This outstanding feature creates a luxurious all-season entertaining space, perfect for everything from summer garden parties to cosy winter evenings spent enjoying the peaceful surroundings.

The beautifully maintained rear garden enjoys a high degree of privacy and provides an idyllic retreat for both relaxation and family life. Predominantly laid to lawn with mature planting and established borders, it offers ample space for children to play, outdoor dining and enjoying the tranquillity of this prestigious setting.

To the front, the property is equally impressive, boasting a substantial

driveway providing off-road parking for multiple vehicles, together with access to the integral garage.

Combining exceptional proportions, luxurious finishes and versatile accommodation arranged across three floors, this exquisite residence offers an enviable lifestyle opportunity. Rarely do homes of this calibre become available within Whitefields Gate, making this a truly outstanding family home in one of Solihull's most prestigious and sought-after addresses.

**Lounge**  
16'5 x 13'1

**Study**  
9'1 x 13'1

**Kitchen / Dining / Family Room**  
30'2 x 27'10

**Utility Room**  
15'7 x 6'7

**Bedroom One**  
13'4 x 15'7

**Bedroom Two**  
11'4 x 14'1

**Bedroom Three**  
15'7 x 15'8

**Bedroom Four**  
13'11 x 16'0

**Bedroom Five**  
11'2 x 10'7

**Bedroom Six**  
9'2 x 14'1

**Patio Area**  
15'11 x 29'10

**Garage**  
16'4 x 8'6

## 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 G.

## 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.

## 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 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.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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EU Directive 2002/91/EC













