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**1C BERKSWELL CLOSE
SOLIHULL
B91 2EH**

A spacious five bedroom detached home set in a quiet cul de sac, featuring two ensuite bedrooms, a stylish kitchen family space and a generous private garden, ideal for modern family living.

1C BERKSWELL CLOSE

Tucked away in a peaceful cul de sac, this thoughtfully presented five bedroom detached home offers generous living space suited to modern family life. With a balanced layout and a practical flow throughout, the property provides both sociable areas and quieter corners, making it easy to adapt to changing needs over time.

The ground floor centres around a bright and inviting kitchen dining family room, designed as a natural hub for everyday living. Complementing this is a dual aspect lounge with garden access, along with a separate snug that offers flexibility as an additional reception room, playroom or informal retreat. A study, utility room and pantry further enhance the functionality of the home. Upstairs, five well-proportioned double bedrooms provide ample accommodation, including a principal suite with a walk in wardrobe area and ensuite, alongside a second ensuite bedroom. The remaining bedrooms are served by a neatly arranged family bathroom, with useful storage found throughout.

Externally, the property continues to impress with a sizeable private garden and a driveway offering parking for multiple vehicles. Positioned within easy reach of the town centre and train station, this is a home that combines space, comfort and convenience in equal measure.





The ground floor opens into a welcoming entrance hallway that immediately sets the tone for the rest of the home, offering a sense of space and easy access to the main living areas. To the right, a well-proportioned study provides an ideal setting for home working or a quiet reading space, while a neatly positioned guest w/c and dedicated coat storage add everyday practicality.

To the left, the dual aspect through lounge is a standout feature, benefiting from plenty of natural light and a comfortable layout suited to both relaxing and entertaining. A feature fireplace adds character, while French doors open directly onto the garden patio, creating a seamless link between indoor and outdoor living during warmer months.

Towards the rear of the property, the snug offers a flexible additional reception space. Previously used as a dining room, it can easily adapt to suit a variety of needs, whether as a playroom, media room or informal sitting area.

The kitchen dining family room forms the heart of the home, designed with both style and function in mind. It features integrated appliances, a central breakfast island and ample space for dining and casual seating. This open yet well-zoned area encourages day to day family interaction while remaining practical for hosting.

A separate utility room provides further convenience with side access, while an adjoining pantry offers valuable storage. There is also internal access to the integral garage, adding another layer of usability to the layout.

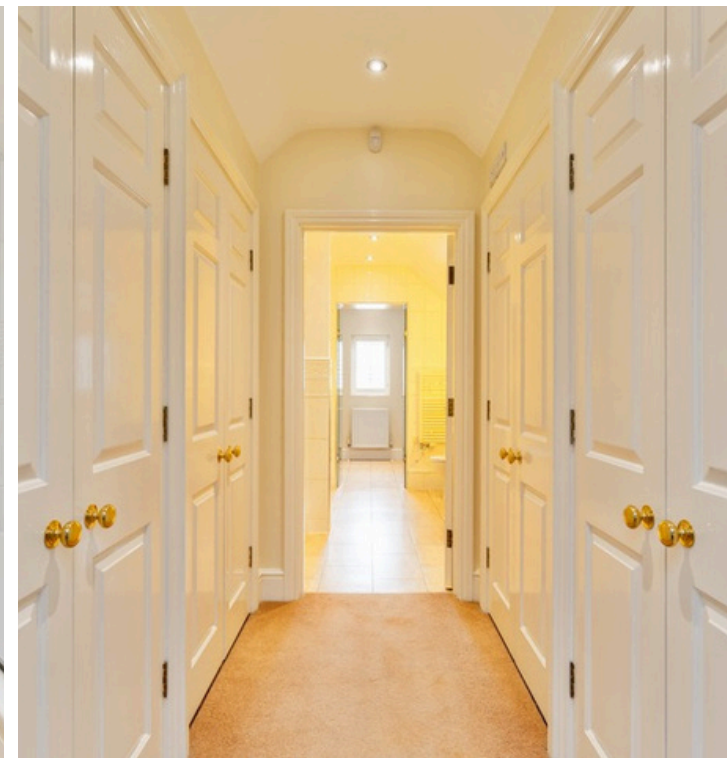






Upstairs, a spacious landing connects all five bedrooms and contributes to the overall sense of openness found throughout the home. Each bedroom is thoughtfully proportioned, making them suitable for family members of all ages or for alternative uses such as guest rooms or hobby spaces.

The principal bedroom is particularly generous, featuring a Juliet balcony, perfect for enjoying that morning cup of tea in the sunshine over looking the garden. It benefits from a dedicated walk in wardrobe area that leads through to a sizeable en-suite, complete with both a separate bath and shower, offering a comfortable and practical arrangement, which then this leads through to an upstairs laundry room





The second bedroom also enjoys ensuite facilities along with integrated wardrobes, making it an ideal guest suite or a comfortable room for older children. The third and fourth bedrooms are both generous doubles with built in storage, maintaining consistency in space and usability.

The fifth bedroom (also a double) can easily function as a bedroom, nursery or home office depending on requirements. A well-arranged family bathroom serves the remaining rooms and includes a separate shower, ensuring convenience for busy households.

Additional storage solutions are thoughtfully integrated across the floor, helping to keep living spaces uncluttered and organised. There is also a large loft space, with italian loft ladder offering ample additional storage space.





The outside space is a key feature of the property, offering a well-sized private garden that is both practical and enjoyable for a range of uses. Mainly laid to lawn, the garden provides plenty of room for children to play, outdoor dining or simply relaxing in a quiet setting.

Established borders with shrubs and trees add structure and a sense of maturity to the space, while still leaving scope for personal touches or further landscaping if desired. A patio area sits directly off the rear of the house, complete with motorised awning with lighting and heating making it a natural extension of the living space both on warm or cooler days, ideal for entertaining.

To the front, the property benefits from a driveway that comfortably accommodates multiple vehicles, adding to the convenience for families or visiting guests. The integral garage offers further storage or secure parking, with direct access into the home enhancing ease of use.

Positioned within a cul de sac, the setting feels tucked away and quieter than busier through roads, making the outdoor areas feel more private and relaxed.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92+)	
A	
(81-91)	
B	
(69-80)	
C	
(55-68)	
D	
(39-54)	
E	
(21-38)	
F	
(1-20)	
G	
Not energy efficient - higher running costs	
Current	Potential
75	77

England & Wales EU Directive 2002/91/EC

Total area: approx. 311.4 sq. metres (3352.2 sq. feet)

This report is only valid for the property to which it refers. It is not intended to be a measured/valued survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection. No responsibility is taken for any error, omission, or mis-statement. Plan produced using PlanIt.

FEATURES

- Spacious Five Bedroom House
- Two Ensuite Bedrooms and Spacious Family Bathroom
- Large Principal Suite with Laundry Room Off
- Large Kitchen Dining Family Room
- Versatile Snug Room (originally a dining room)
- Separate Utility And Pantry
- Large Private Rear Garden
- Cul De Sac Location
- Double Garage
- Close to Olton Train Station

SIZE Total - 3,352 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL – G

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

<u>Type</u>	<u>Max download speed</u>	<u>Max upload speed</u>
Standard	3 Mbps	0.5 Mbps
Superfast	57 Mbps	15 Mbps
Ultrafast	1000 Mbps	1000 Mbps

Network in the area: OpenReach, CityFibre

MOBILE

Network in the area: Vodafone, 02, EE, Three

PARKING

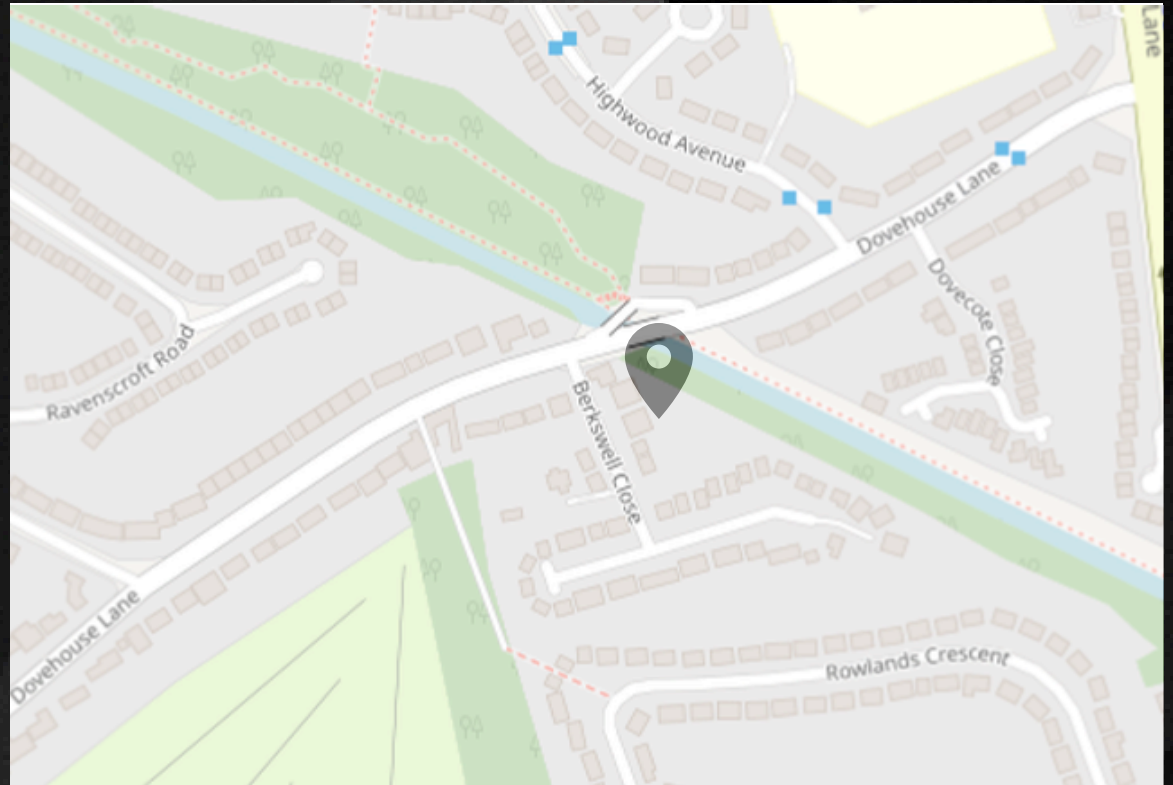
Garage & Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

Situated within a quiet residential setting, the property benefits from a location that balances calm surroundings with everyday convenience. The town centre is within easy reach, offering a wide range of shops, cafes and essential amenities, while nearby transport links including the train station provide straightforward connections for commuting.

The area is well suited to families, with access to local schools, green spaces and leisure facilities all close by. The cul de sac position adds to the appeal, creating a setting that feels more peaceful and removed from passing traffic while still being well connected.

VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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