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YOUR PREMIUM AGENT

**131 WHITEFIELDS ROAD  
SOLIHULL  
B91 3NY**

A substantial contemporary home extending to approximately 5,600 sq ft and positioned within a secure gated setting. Designed with modern family living in mind, the property combines generous proportions with energy efficient technology, offering flexible accommodation including a private annex and multiple reception spaces.

# 131 WHITEFIELDS ROAD

Set behind electric gates this impressive seven bedroom detached home offers extensive accommodation arranged over three floors. Extending to approximately 5,600 sq ft, the home has been thoughtfully designed to balance everyday practicality with modern design.

The layout provides six reception areas, allowing space for formal entertaining as well as relaxed family living. A central open plan kitchen, dining and living area forms the core of the home, while a separate one bedroom annex with its own entrance offers excellent flexibility for guests, independent relatives or home working.

Across the upper floors are seven bedrooms supported by five bathrooms and three en-suites, ensuring comfort and convenience for larger households. A dedicated cinema room on the top floor creates a unique additional living space.







Enter into a wide and welcoming hallway that immediately sets the tone for the scale of the home. From here, doors lead to a series of well balanced reception rooms, each offering versatility depending on your needs. Whether arranged as formal sitting rooms, family lounges or quiet workspaces, the layout allows for both open living and separation when required.

At the heart of the property is an impressive open plan kitchen and dining area. Designed to bring people together, this space flows naturally into an adjoining living area, creating a central hub for day to day life. The kitchen is fitted with high quality cabinetry, generous work surfaces and integrated appliances, offering practicality without compromising on style. Large windows and glazed doors draw in natural light and provide views over the rear garden.

The ground floor also benefits from access to a self contained one bedroom annex. This flexible area can serve as guest accommodation, space for multi generational living, a home office, gym or games room. Its separation from the main house ensures privacy while still being connected when needed.







The upper floors continue to reflect the thoughtful design seen below. The principal bedroom suite offers a spacious and peaceful retreat, complete with a private en-suite bathroom and dressing space. The proportions allow for a range of furniture layouts while maintaining a sense of openness.

Several additional bedrooms are arranged across the first and second floors, many benefiting from their own en-suite facilities. In total, the property offers five bathrooms and three en-suites, ensuring convenience for larger families and guests alike. Each bathroom is finished to a high standard with contemporary fittings and clean, modern lines.





A standout feature of the top floor is the dedicated cinema room. Positioned to take advantage of elevated views over the garden, this space is fitted with a projector and designed for immersive film nights or sporting events. It also provides an alternative lounge area away from the main living spaces below.

The overall configuration allows flexibility for growing families, visiting relatives or those working from home. Bedrooms can easily adapt to changing needs, whether used as guest rooms, hobby rooms or additional offices.





The self-contained annex is accessed independently, offering privacy. It includes bedroom space, kitchenette and shower room and facilities suitable for guests or extended family. Alternatively it could function as a gym, studio or professional workspace, making it a valuable extension of the main house.

There is also the opportunity to knock through from the first floor to the annex space, should further connectivity be required.





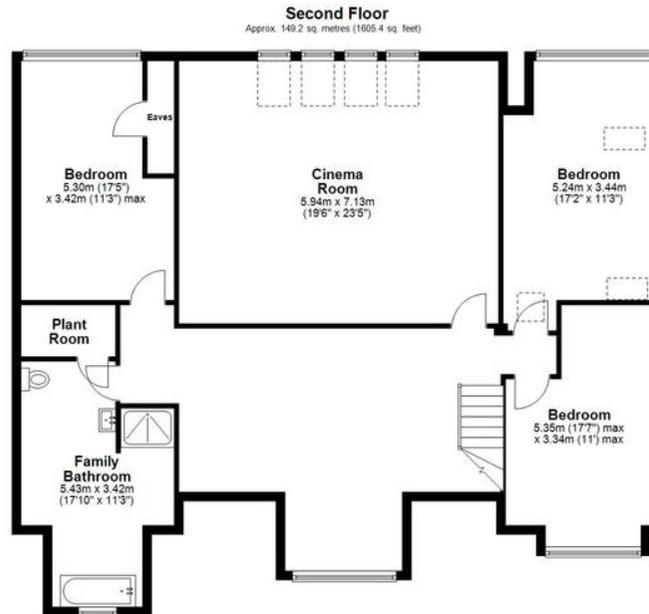
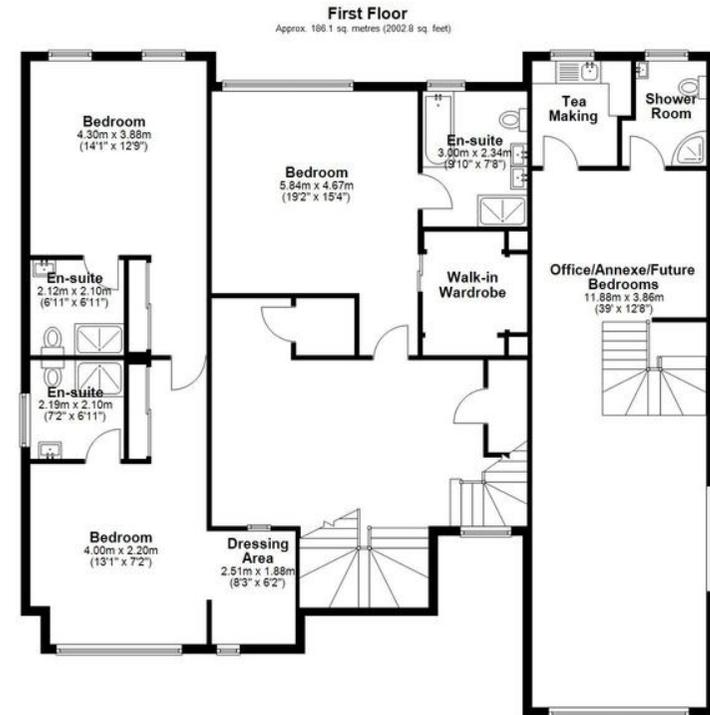
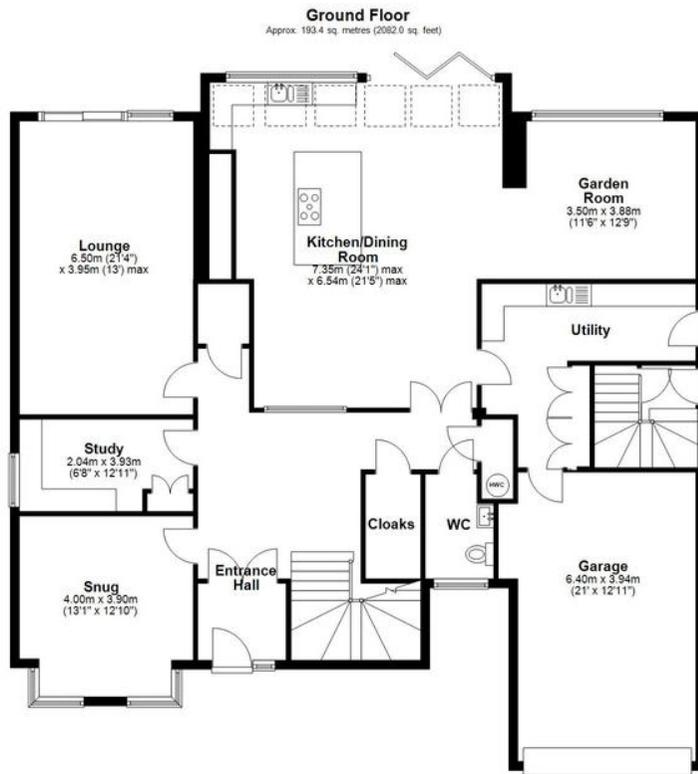
The rear garden enjoys a south facing aspect, allowing sunlight to fill the space throughout the day. Mature planting creates a sense of privacy and enclosure, with established trees and borders providing greenery in every season.

A generous patio area sits directly off the main living spaces, making it ideal for outdoor dining and entertaining. The layout supports a natural flow between inside and out, particularly during warmer months. There is ample lawn space for children to play or for further landscaping if desired.

To the front, a secure electric gated driveway provides off road parking for multiple vehicles. The approach offers both privacy and convenience.

Sustainability has been carefully considered, with solar panels, an EV charger and a rainwater harvesting system all contributing to reduced running costs and a lower environmental footprint





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>81</b>	<b>82</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Total area: approx. 528.6 sq. metres (5690.3 sq. feet)

## FEATURES

- Seven Bedroom Detached Residence
- Private Gated Entrance
- South Facing Rear Garden
- Self Contained One Bedroom Annex
- Six Reception Rooms
- Five Bathrooms And Three En Suites
- Triple Glazing Throughout
- Solar Panels And EV Charger

**SIZE** Total - 5,690 sq ft

**TENURE** Freehold

**SOLIHULL METROPOLITAN BOROUGH COUNCIL – H**

## 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	15 Mbps	1 Mbps
Superfast	170 Mbps	23 Mbps
Ultrafast	1800 Mbps	1000 Mbps

**Network in the area:** OpenReach, CityFibre, Virgin Media

## MOBILE

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

## PARKING

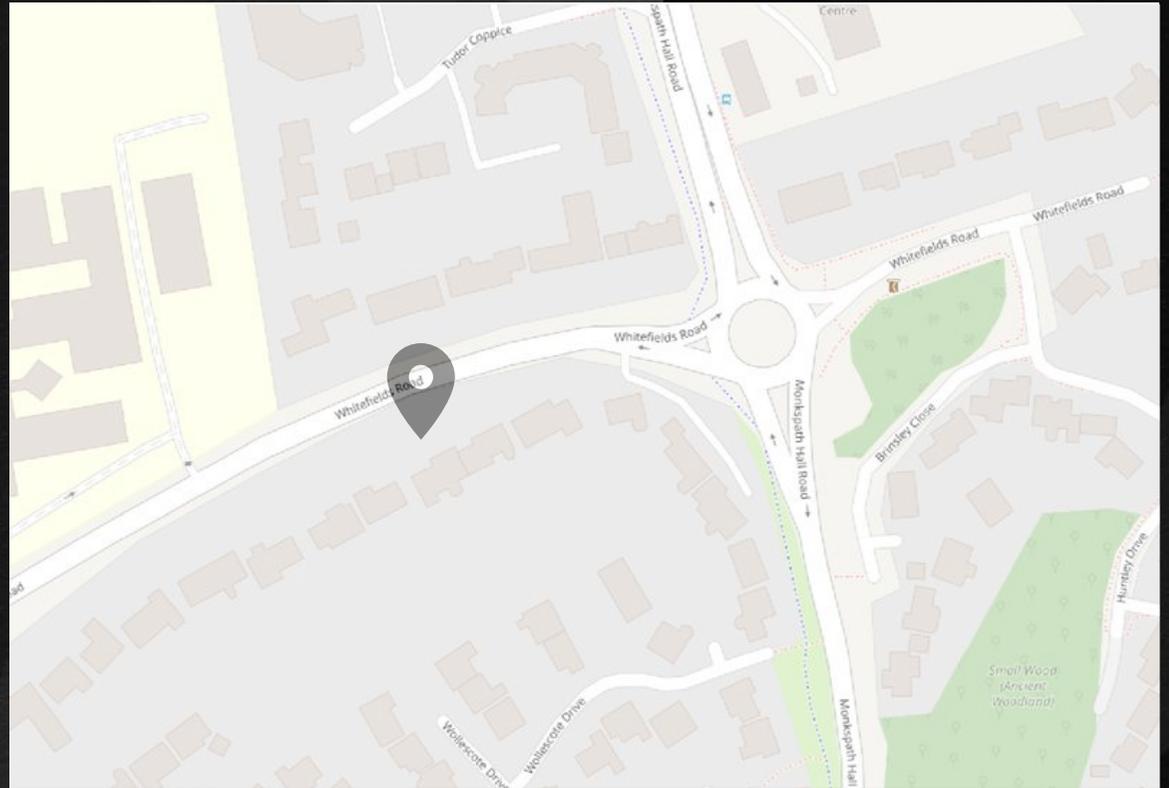
Garage & Driveway Parking

## FLOOD RISK

No Risk

## COVENANTS

N/A



## LOCATION

Located in the popular B91 postcode, this home enjoys a well established residential setting close to the town centre. Touchwood offers a range of shops, restaurants and everyday amenities, while Tudor Grange Park provides open green space and leisure facilities nearby. Well placed for a number of highly regarded schools in both the state and independent sectors, including Solihull School and Tudor Grange Academy, further enhancing its appeal for family buyers.

For commuters, there is convenient access to the M42 and wider motorway network, while Solihull railway station offers direct services into Birmingham and London Marylebone. Birmingham Airport and the NEC are also within easy reach, making the location practical as well as prestigious.

## 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.\*

*DM&Co.*

**YOUR PREMIUM AGENT**

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