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**9 WOODSIDE WAY
SOLIHULL
B91 1HB**

Woodside Way is the hidden gem within B91, known for its quiet sense of exclusivity. This substantially extended and fully renovated home offers a new home feel, with extensive, versatile living space, a private south west facing garden and an in and out driveway

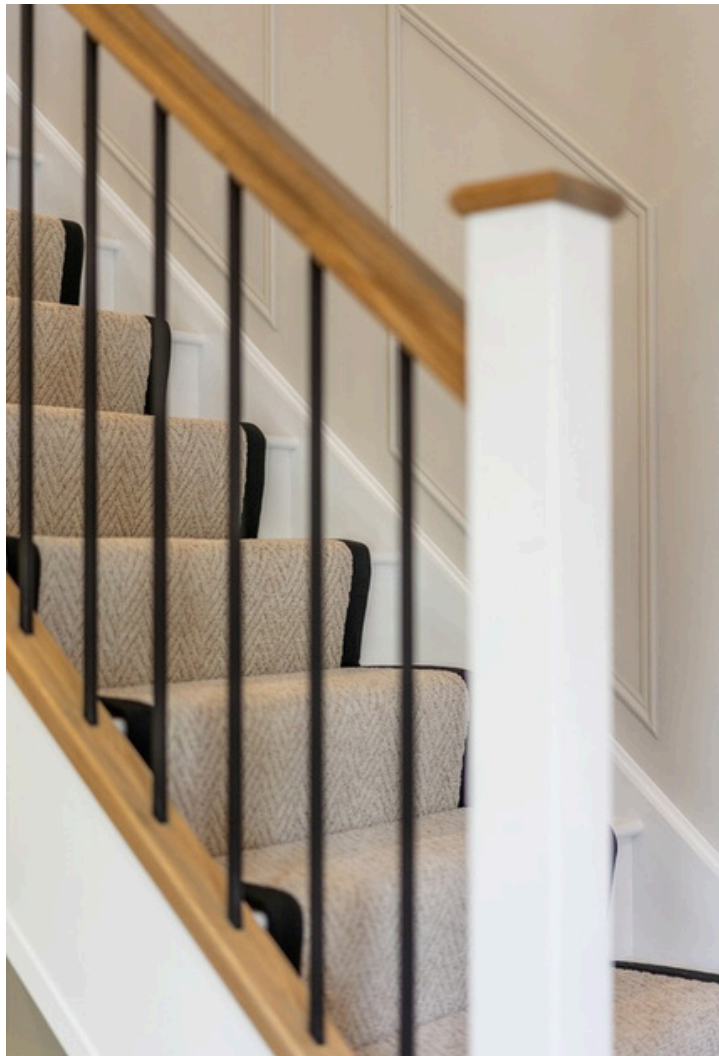
9 WOODSIDE WAY

This thoughtfully extended home offers a balanced layout for modern family living, combining practical spaces with carefully considered design. Finished to an exceptional standard, the property showcases impressive attention to detail, from the flowing ground floor to the refined finishes and lighting choices throughout.

The welcoming entrance leads into a wide hallway, where the feature staircase and herringbone flooring create a striking first impression. A range of reception rooms provides flexibility for entertaining, working from home or relaxing with family.

At the heart of the home is a standout kitchen and dining space, designed with both style and functionality in mind. The vaulted ceiling and large openings to the garden flood the room with natural light, enhancing the sense of space and connection to the outdoors.

Upstairs, well-proportioned bedrooms include a principal suite offering a private retreat with a dressing area and en-suite. Outside, the south west facing garden has been landscaped to create a peaceful, private setting, while the generous driveway provides ample parking. Overall, this is a home that blends comfort, versatility and thoughtful design beautifully.





Entry is via a wide porch offering practical space for coats and shoes, leading through double doors into an impressive hallway. The Karndean herringbone flooring runs underfoot, complemented by a striking staircase with oak and iron detailing and a statement pendant light above.

The dual aspect living room is a bright and inviting space, with French doors opening onto the garden and restored stained glass windows framing a media wall with feature electric fire. To the front, a second reception room offers flexibility and could serve equally well as a study, snug or cinema room, enhanced by a panelled feature wall.

A well planned boot room provides a useful transition space, connecting to a neatly finished powder room. The ground floor also benefits from a bedroom with its own ensuite shower room and French doors to the garden, ideal for guests or multi-generational living.

The utility room is fitted with a gas hob and extraction, offering additional cooking capacity and practicality, while also providing access to the integral double garage which houses key systems and benefits from an electric door.

Glazed doors open into the kitchen and dining space, where the design truly stands out. Installed by Schmidt, this room features a vaulted ceiling with Velux windows and bifold doors that open fully onto the patio. A large central island provides seating, while integrated appliances and generous storage ensure functionality. A dedicated bar area with drinks fridge adds a social element, and Crittall style doors lead through to a comfortable family room, completing the ground floor layout.











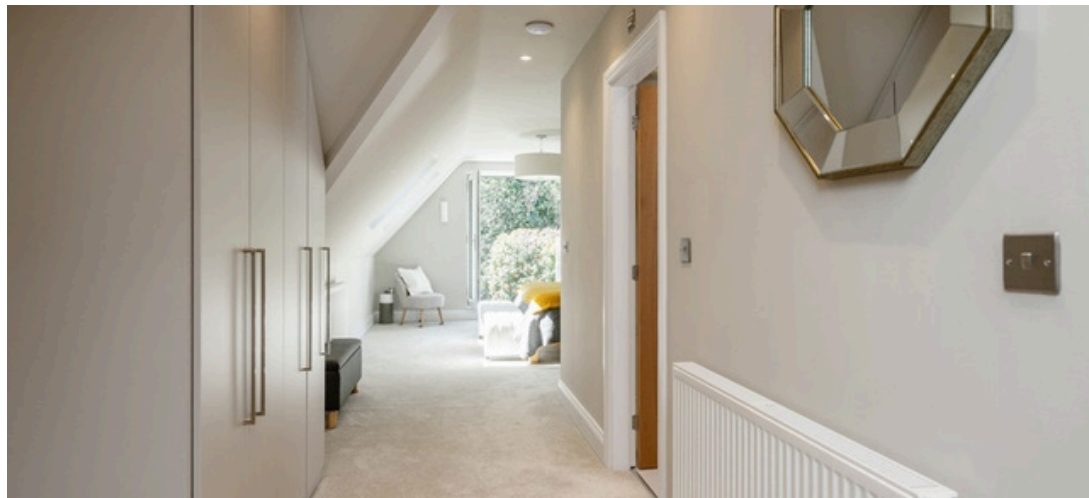
The first floor opens onto a bright and airy landing, enhanced by a thoughtfully designed seating area that creates a quiet spot for reading or relaxation.

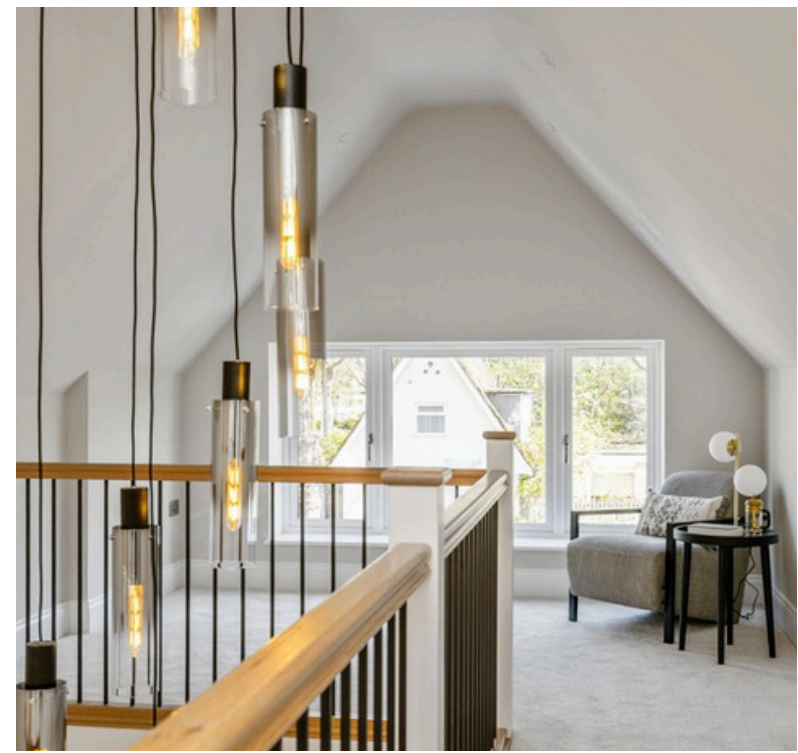
Bedrooms are well arranged and generously sized, with two enjoying dual aspect views and all benefitting from fitted storage, three with their own en-suite shower rooms, providing comfort and privacy for family members or guests.

A beautiful family bathroom features a freestanding bath with overhead Velux windows, bringing in natural light and adding to the calm atmosphere.

The principal suite forms a standout feature of the home. The bedroom itself is bright and inviting, with Velux windows and French doors opening to a Juliet balcony with fabulous views onto the garden. This space flows into a dressing room fitted with wardrobes and drawers, offering excellent storage, and continues through to a private en-suite shower room, creating a well considered and cohesive suite.

Additional storage is available via a separate cupboard, ensuring practicality matches the overall finish.







The rear garden has been carefully landscaped to provide a private and relaxing outdoor setting. South West facing in orientation, it enjoys sunlight throughout the day, making it well suited for both everyday use and entertaining.

An extensive limestone patio spans the rear of the property, offering ample space for outdoor seating and dining areas. This creates a seamless connection from the kitchen and living spaces, ideal for gatherings or quieter moments outside.



Beyond the patio, the garden features well stocked borders with mature planting and established trees, adding depth, colour and a sense of enclosure. The thoughtful layout ensures a balance between open space and greenery, while feature lighting enhances the atmosphere into the evening.

To the front, the in and out driveway provides parking for multiple vehicles with ease, complemented by access to the integral double garage, which offers additional storage and practicality.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 230.9 sq metres (2317.8 sq feet)



First Floor

Approx. 160.3 sq metres (1723.8 sq feet)



Total area: approx. 381.2 sq metres (4103.4 sq feet)

This floor plan is for illustrative purposes only. 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 responsibility is taken for any error, omission, or mis-statement. Plans produced using Planity.

FEATURES

- Highly Sought After Exclusive Location
- Substantially Extended And Completely Renovated Throughout
- Underfloor Heating to the Ground Floor
- Schmidt Designer Kitchen Diner with Vaulted Ceiling
- 3 / 4 Versatile Reception Rooms
- 4 / 5 Bedrooms (4 with en-suite)
- Integral Double Garage
- South-West Facing Private Garden
- In And Out Driveway Parking

SIZE Total - 4,103 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	12 Mbps	1 Mbps
Ultrafast	1800 Mbps	1000 Mbps

Network in the area: OpenReach, CityFibre

MOBILE

Network in the area: 3 - 84%, EE - 82%, O2 - 80%, Vodafone - 77%

PARKING

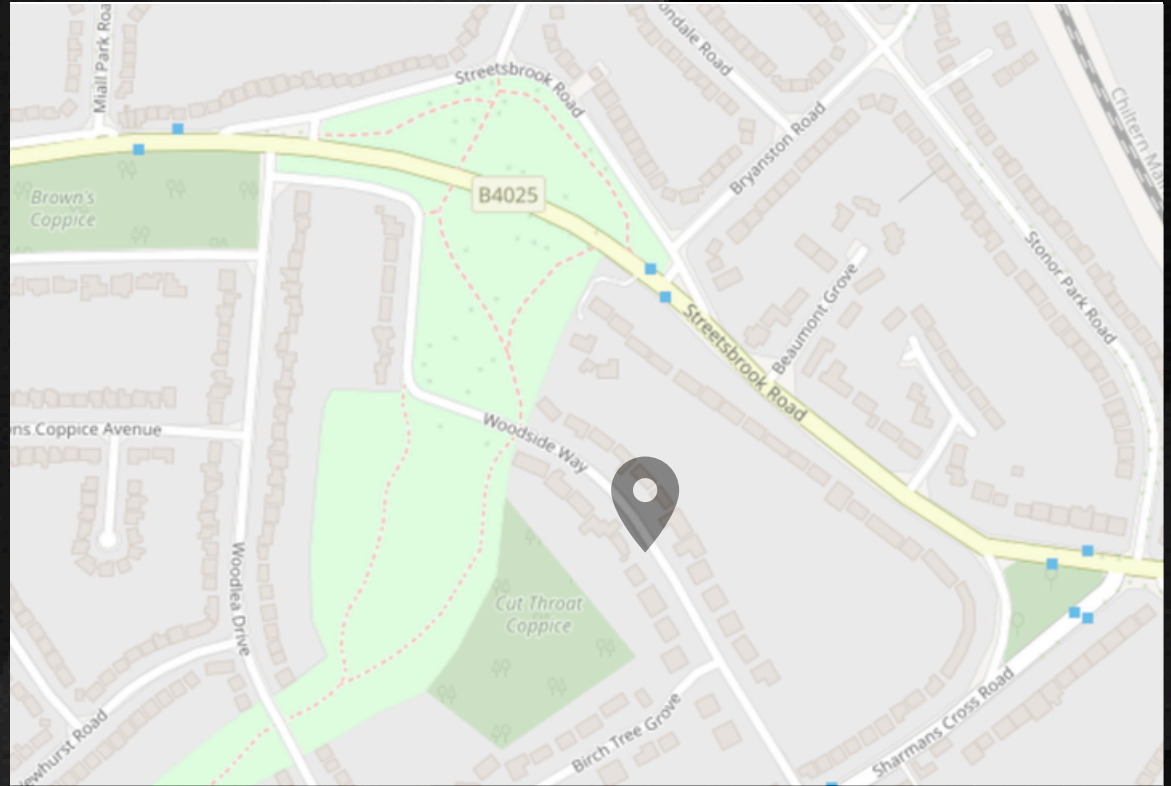
Garage & Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

Situated within the sought-after B91 postcode, this location offers an excellent balance of convenience and family appeal. Solihull town centre, well regarded schools and a range of everyday amenities are all within easy reach, along with excellent transport links including Solihull railway station.

The area is particularly well suited to families and professionals, with nearby parks, leisure facilities and excellent transport connections including Solihull railway station, providing direct services to Birmingham and London. Residents also benefit from close proximity to Arden Club, one of the area's most regarded private sports and leisure clubs, offering tennis, squash, gym and social facilities.

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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