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YOUR PREMIUM AGENT

**30 WHITEFIELDS GATE
SOLIHULL
B91 3GE**

This substantial detached home offers adaptable family living with a spacious layout, including a large lounge, separate dining room and lovely kitchen with a breakfast room. Five bedrooms, a generous en-suite and a west-facing garden add to the appeal. Positioned in a sought-after area, within the Tudor Grange Academy catchment, it blends community and convenience with eco-friendly solar panels.

30 WHITEFIELDS GATE

A substantial and welcoming detached property offering generous and adaptable living for the modern family. The house is situated on a shared drive and benefits from energy saving solar panels to the front and rear which enhances efficiency and supports lower running costs.





The welcoming entrance hallway sets a balanced tone, with clear flow to each principal room. A guest cloakroom sits conveniently to one side, while additional storage keeps the space practical for busy family routines.

The large through lounge enjoys natural light and opens directly onto the patio through French doors, connecting the home to the garden and linking neatly through to the dining room for easy entertaining. The kitchen sits to the opposite side of the hall. An archway leads to a separate breakfast room, creating a relaxed hub for everyday meals. From here, the adjoining study provides a quiet workspace or flexible family room. A separate utility room leads through to an additional downstairs W/C and side access, ideal for muddy boots or pets after walks. The conservatory extends the dining space and brings in year round light, creating a calm spot to unwind.

Overall, the layout supports changing family needs without feeling overly formal.









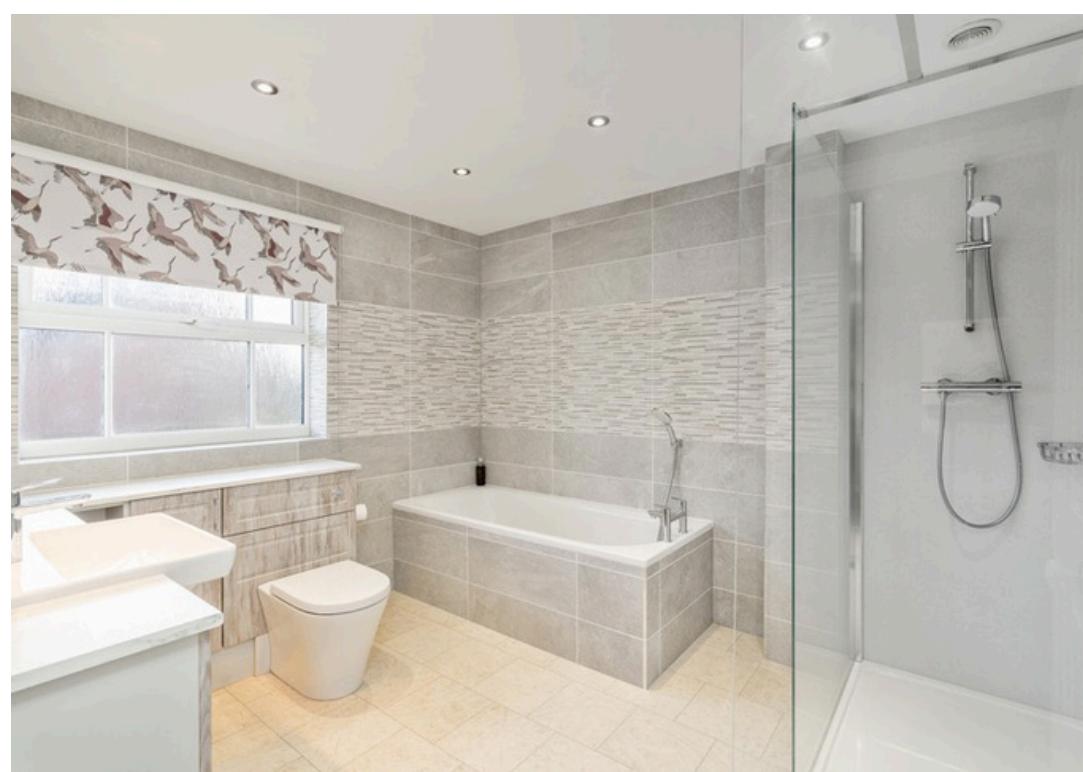
The first floor landing is well proportioned, giving access to five bedrooms.

The principal bedroom benefits from fitted wardrobes and a generous en-suite with walk in a shower, creating a comfortable private space. The second and third double bedrooms have integrated wardrobes and overlook the rear garden.

A further double bedroom overlooks the rear garden and offers flexibility for children, guests or hobbies, while the fifth bedroom is a single. The family bathroom serves the remaining rooms and includes a double walk in shower.

Storage has been thoughtfully considered throughout, allowing the home to remain organised without sacrificing living space.

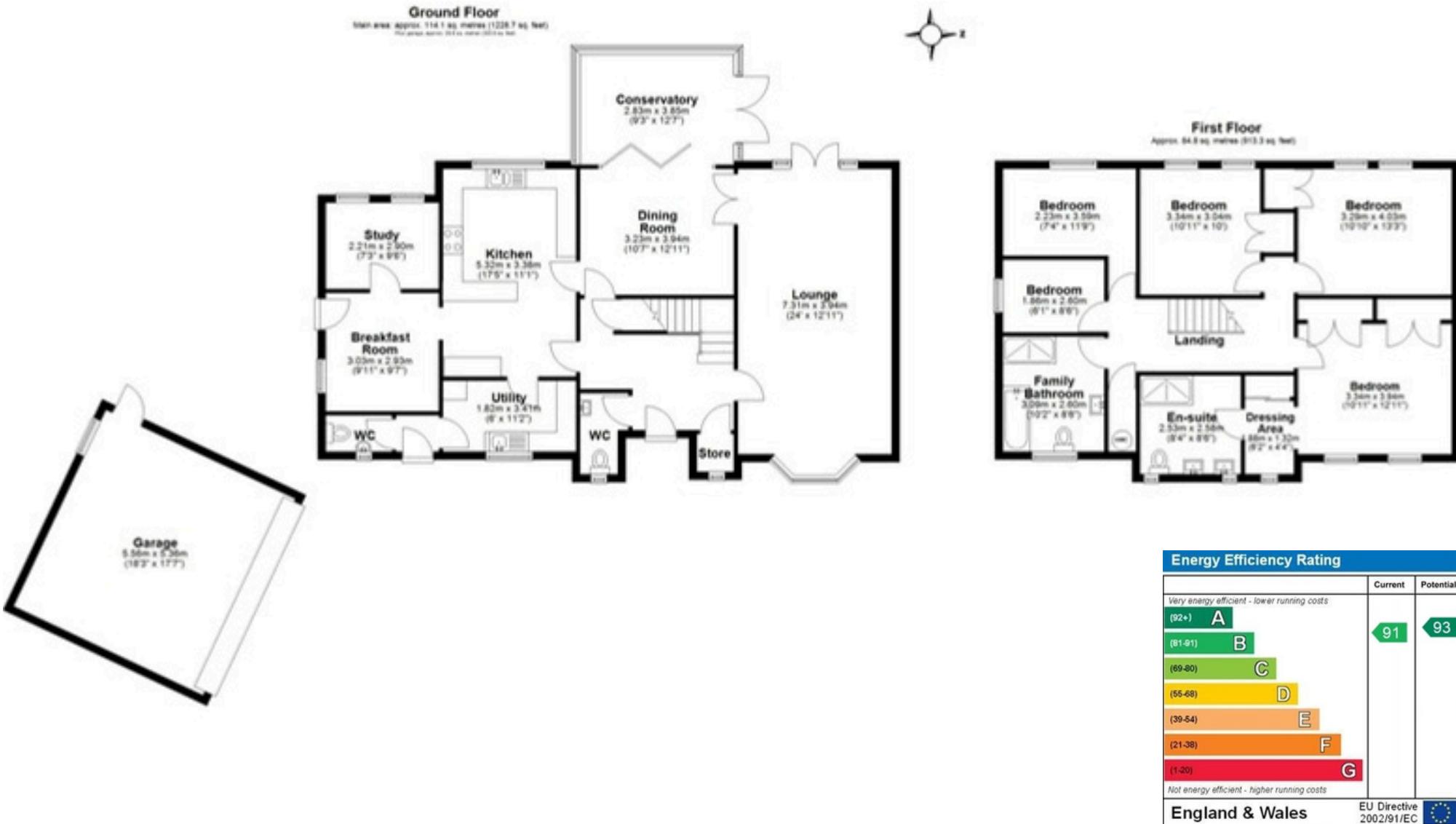






The property enjoys a deep frontage with a resin driveway providing parking for several vehicles, leading through to a detached double garage that offers secure storage or workshop potential. To the rear, the west facing garden is a real asset, offering a good degree of privacy and a balanced mix of lawn, established borders, shrubs and mature trees. A full width stone patio creates a practical space for outdoor dining and relaxed seating, catching the afternoon and evening sun. A courtyard area provides side access to the garage.





Main area: Approx. 199.0 sq. metres (2142.0 sq. feet)

(Plus garage: approx. 29.8 sq. metres (320.5 sq. feet))

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor areas) 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(s). No responsibility is taken for any error, omission, or mis-statement.
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FEATURES

- Five Bedroom Detached Family Home
- Five Reception Rooms
- En-Suite to Principal Bedroom
- West Facing Private Rear Garden
- Detached Double Garage
- Generous Off Road Parking
- Energy Saving Solar Panels
- Shared Private Drive Setting
- Tudor Grange Academy Catchment

SIZE

Total - 2,142 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

Type	<u>Max download speed</u>	<u>Max upload speed</u>
Standard	15 Mbps	0.8 Mbps
Superfast	75 Mbps	20 Mbps
Ultrafast	1800 Mbps	1000 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

MOBILE

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

PARKING

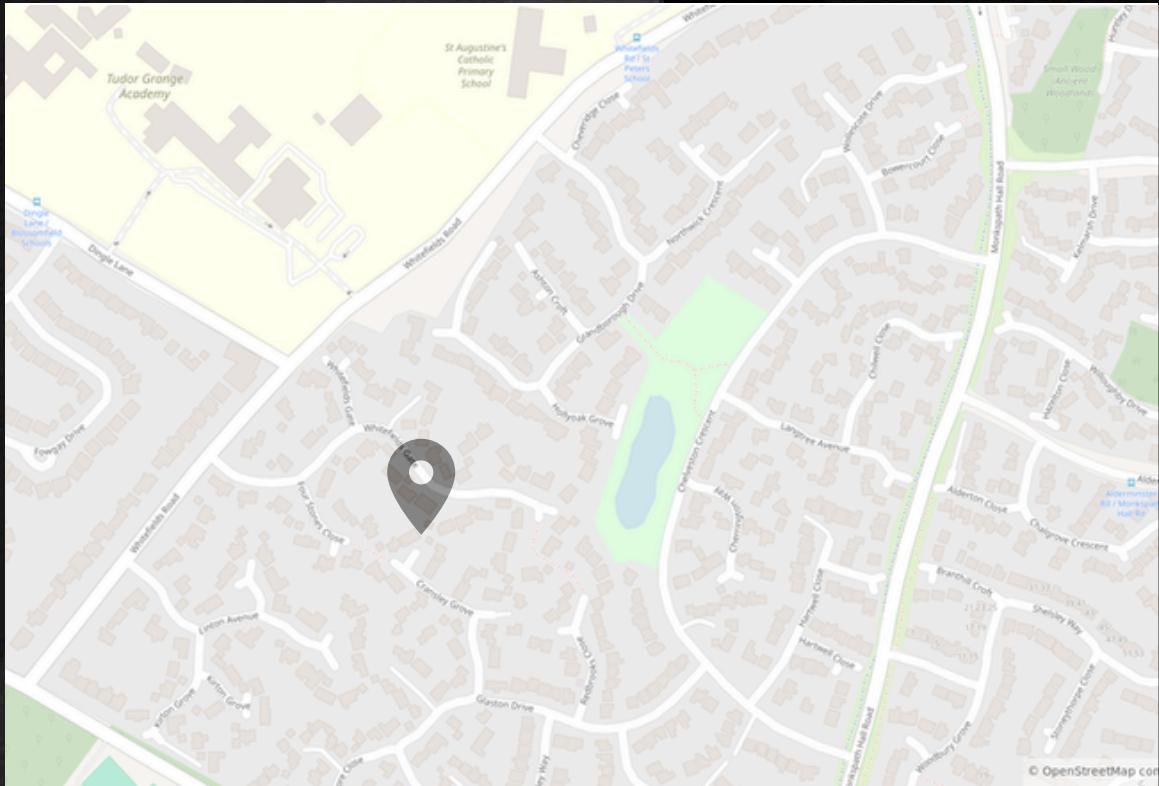
Garage & Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

Positioned within a quiet private setting and falling into the highly regarded Tudor Grange Academy catchment, the home enjoys a strong sense of community and convenience. Solihull town centre offers a wide mix of shops, cafes and services, while nearby parks and leisure facilities provide plenty of outdoor options. Transport links are easily accessible, making commuting and regional travel straightforward. The area remains popular with families due to its balance of schooling, green space and everyday amenities.

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 and 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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premium@dmandcohomes.co.uk