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**2 CHATTOCK GARDENS
SOLIHULL
B91 1JY**

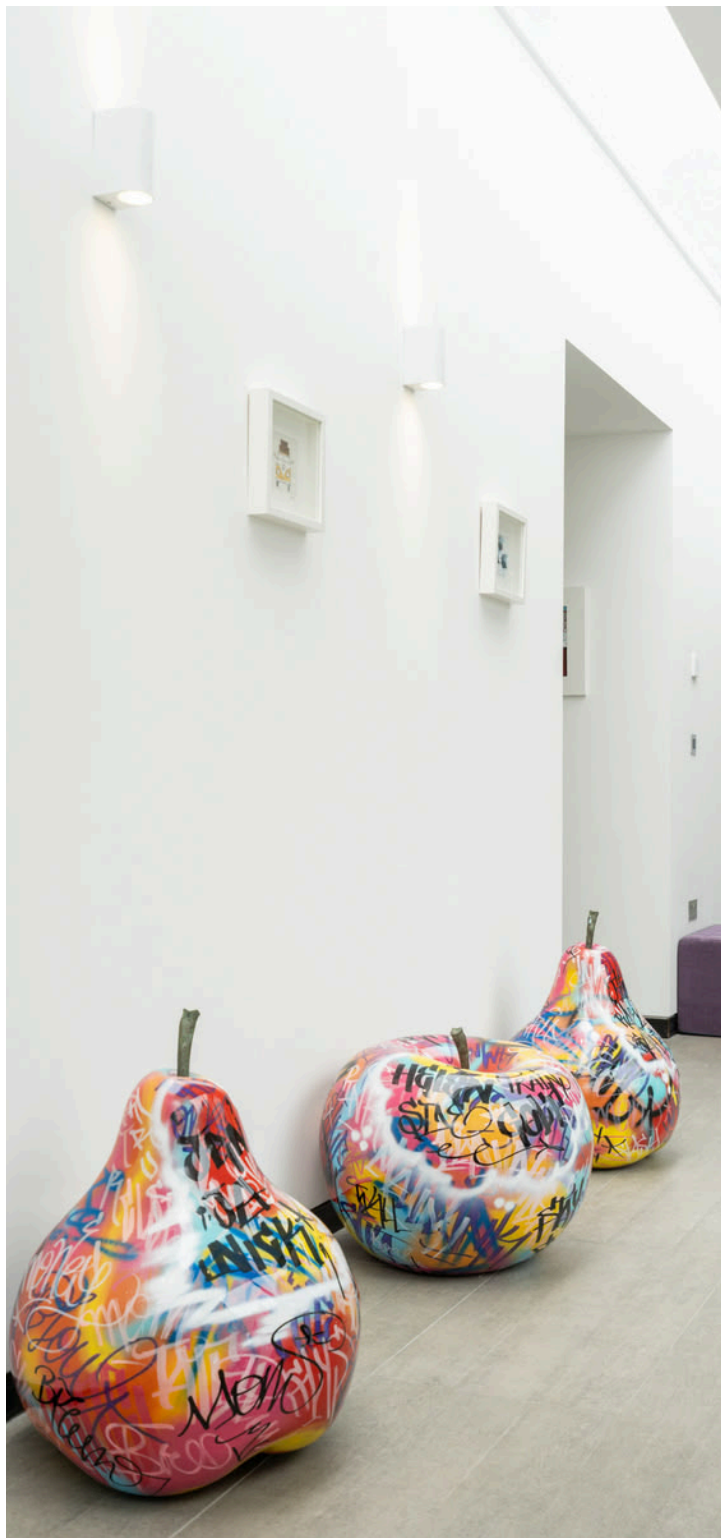
A remarkable contemporary home tucked away along a gated, private drive, offering striking architecture, exceptional energy performance and a rare sense of calm in one of Solihull's most convenient and desirable settings.

2 CHATTOCK GARDENS

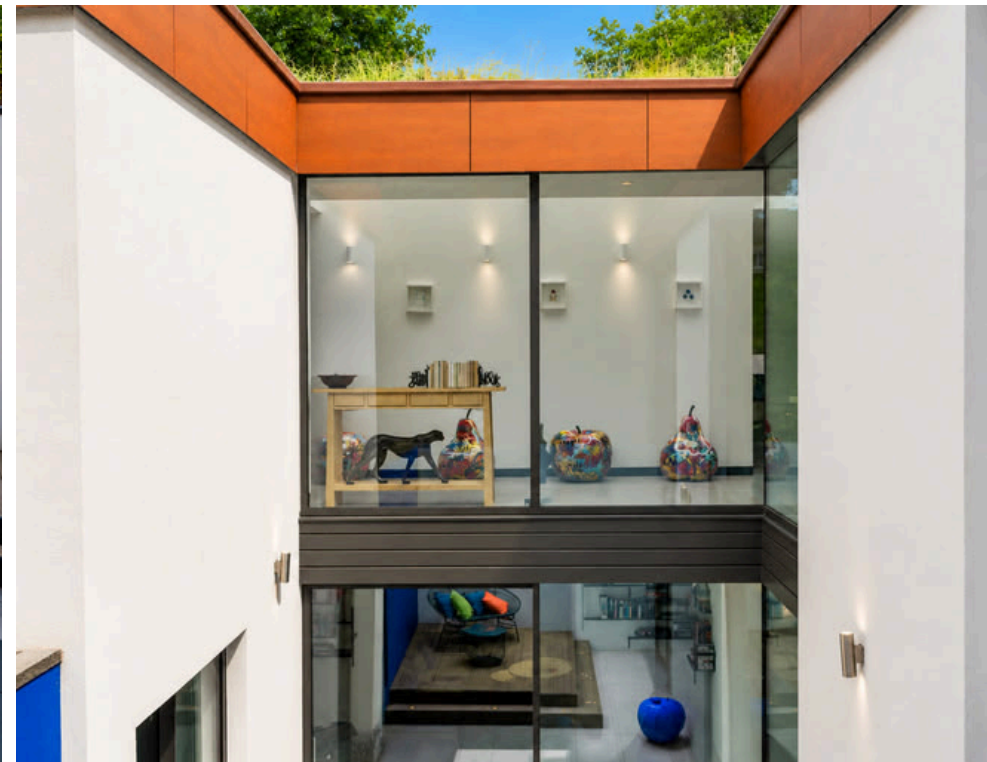
Discreet from the outside yet dramatic within, this four bedroom home has been designed for those who appreciate space, light and intelligent modern living. Its understated exterior sits quietly within the landscape, surrounded by mature trees and set away from the road, while the interior opens up to reveal a beautifully considered home arranged across two open spacious floors .

Positioned off one of Solihull's premier residential roads, the property enjoys a superb balance of privacy and connectivity. John Lewis, Solihull town centre and Solihull station are all within easy reach, with mainline rail connections to Birmingham and London. Birmingham International Airport and Station are also around a ten-minute drive away, placing national and international travel conveniently close.





RIBA award winning, designed with architectural clarity and sustainability at its core, the house combines bold contemporary detailing with everyday practicality. Expanses of glazing, roof-height sliding panels and courtyard-facing elevations allow natural light to move through the home, creating a constant connection between the internal spaces and the gardens beyond. Crisp rendered walls and low-maintenance cladding give the property a clean, modern finish, while the layout has been carefully planned to support a work life balance.



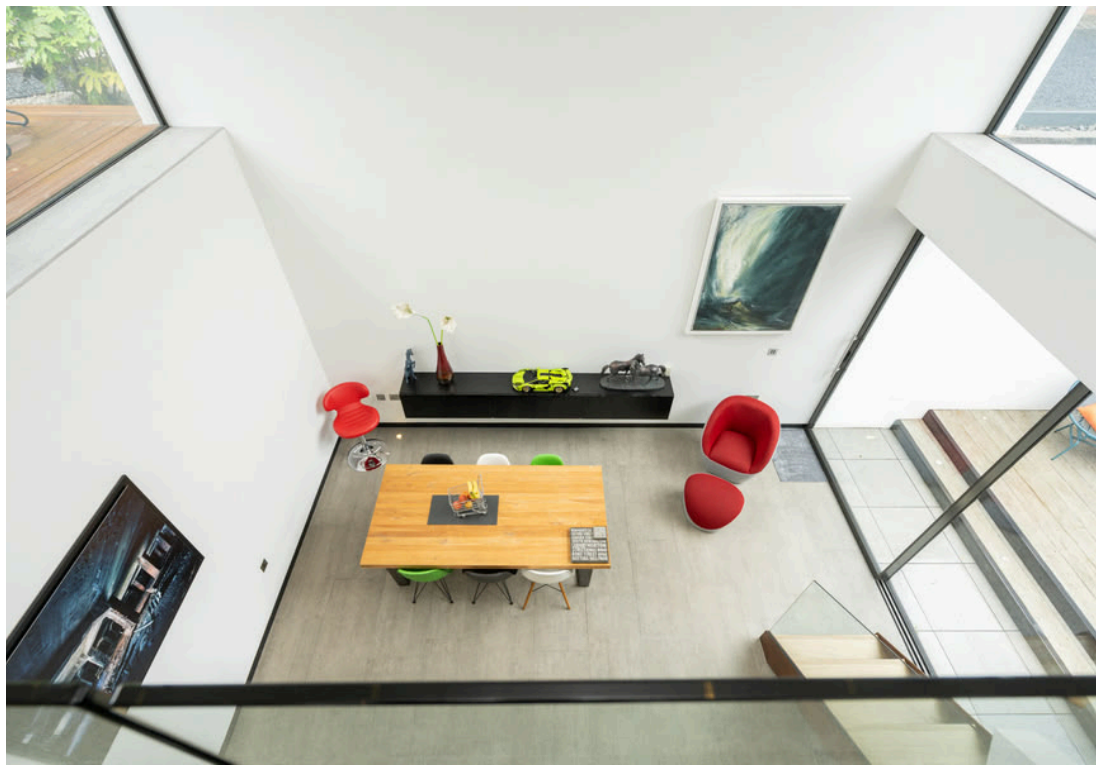
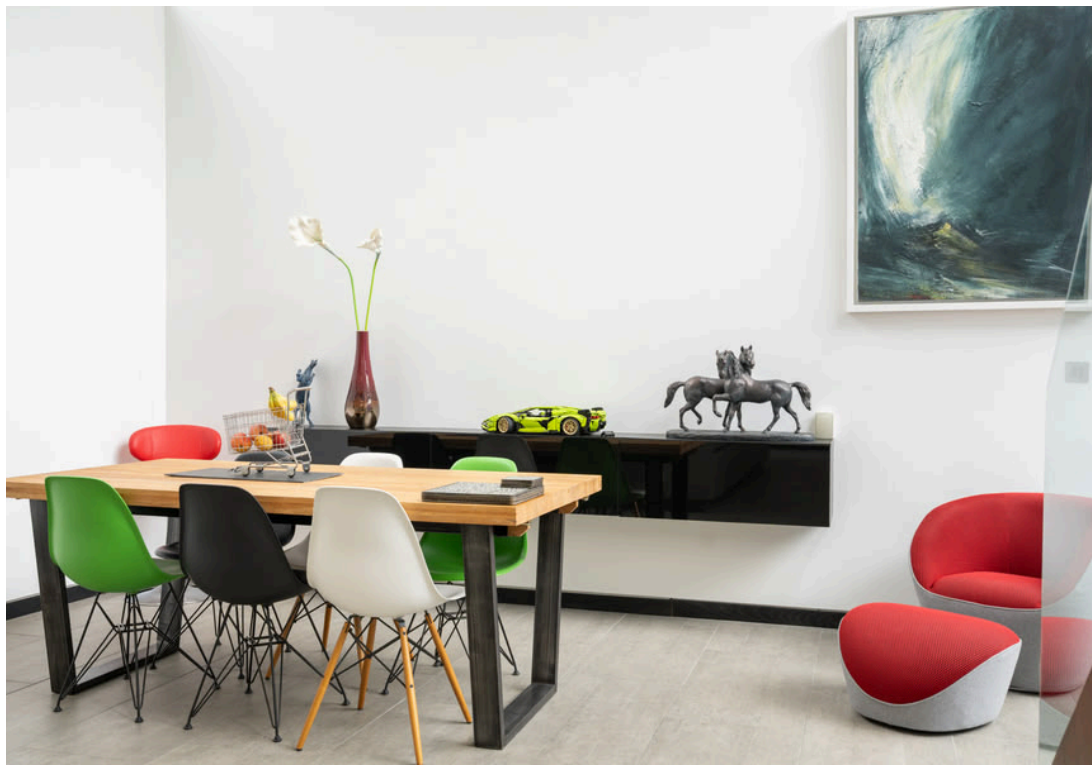


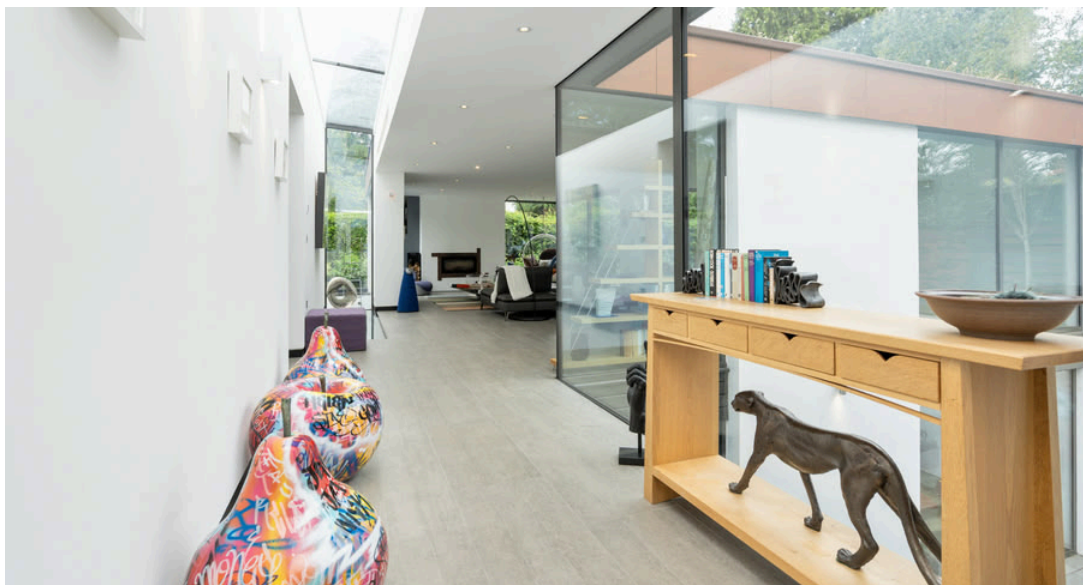


Living & Entertaining:

- The garden-level lounge offers a wonderful sense of space and calm, with dual-aspect glazing drawing in natural light throughout the day.
- The open-plan kitchen and dining area forms the natural centre of the home, connecting beautifully with the double-height atrium, courtyard and surrounding living spaces.
- A bespoke rusted steel staircase adds a sculptural, artisanal feature, giving the home a strong architectural focal point.
- A dedicated cinema room, creates the perfect space for film nights, while also working equally well as a second reception area just off the main kitchen living area.
- The flow between kitchen, dining, lounge and outdoor spaces makes the house ideal for relaxed living as well as hosting guests.









Sleeping Quarters:

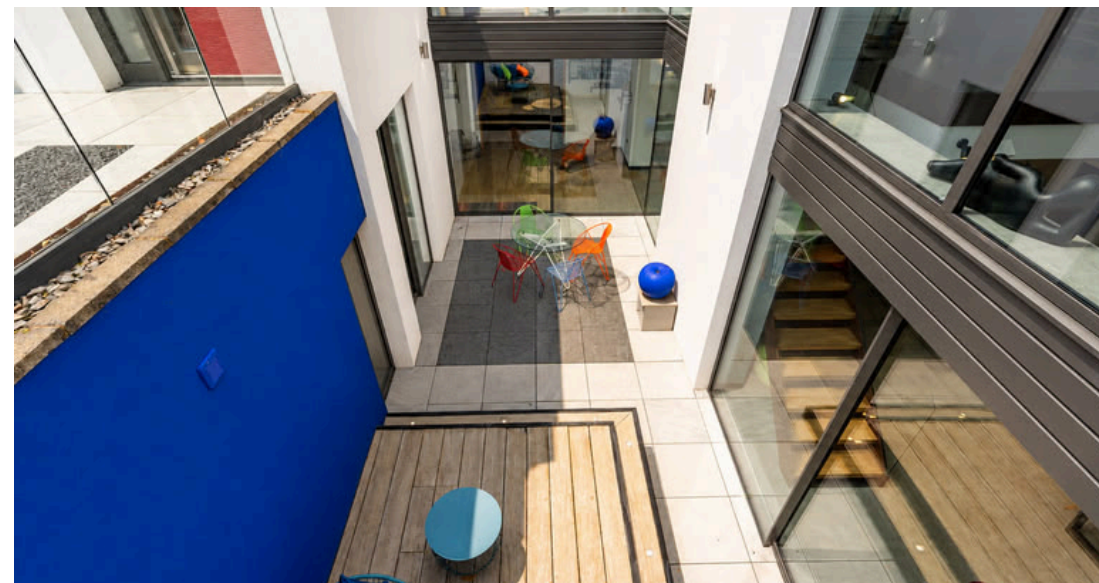
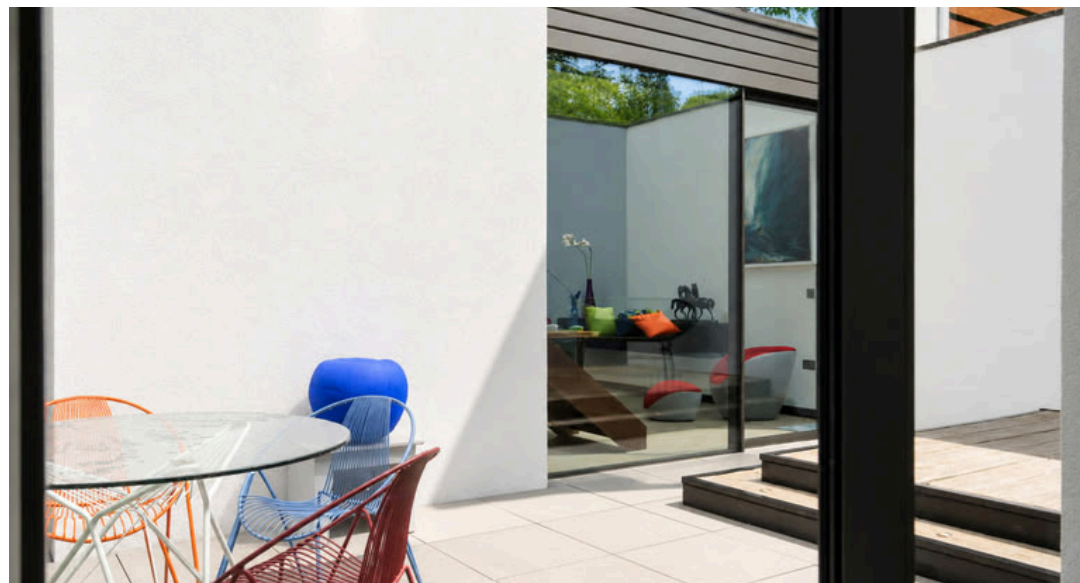
- The principal suite is calm and beautifully composed, with a courtyard outlook, private sun deck and a striking bathing area set behind floor-to-ceiling glazing.
- A naturally cool, north-facing guest bedroom provides a comfortable and restful space, particularly during warmer months.
- Two further bedrooms offer flexibility for guests - the current owners use these as working from home spaces.
- The bedroom arrangement allows the accommodation to function well as a family home, while still giving guests or older children a sense of independence.





Wellness, Lifestyle & Storage:

- Private sun-trap areas are positioned to make the most of the changing light throughout the day, offering peaceful spots to sit outside or retreat in complete privacy.
- Practical storage has been carefully integrated throughout the house, helping to keep everyday life neatly tucked away.
- A plant room and service areas are discreetly positioned, supporting the home's performance without compromising the living spaces.





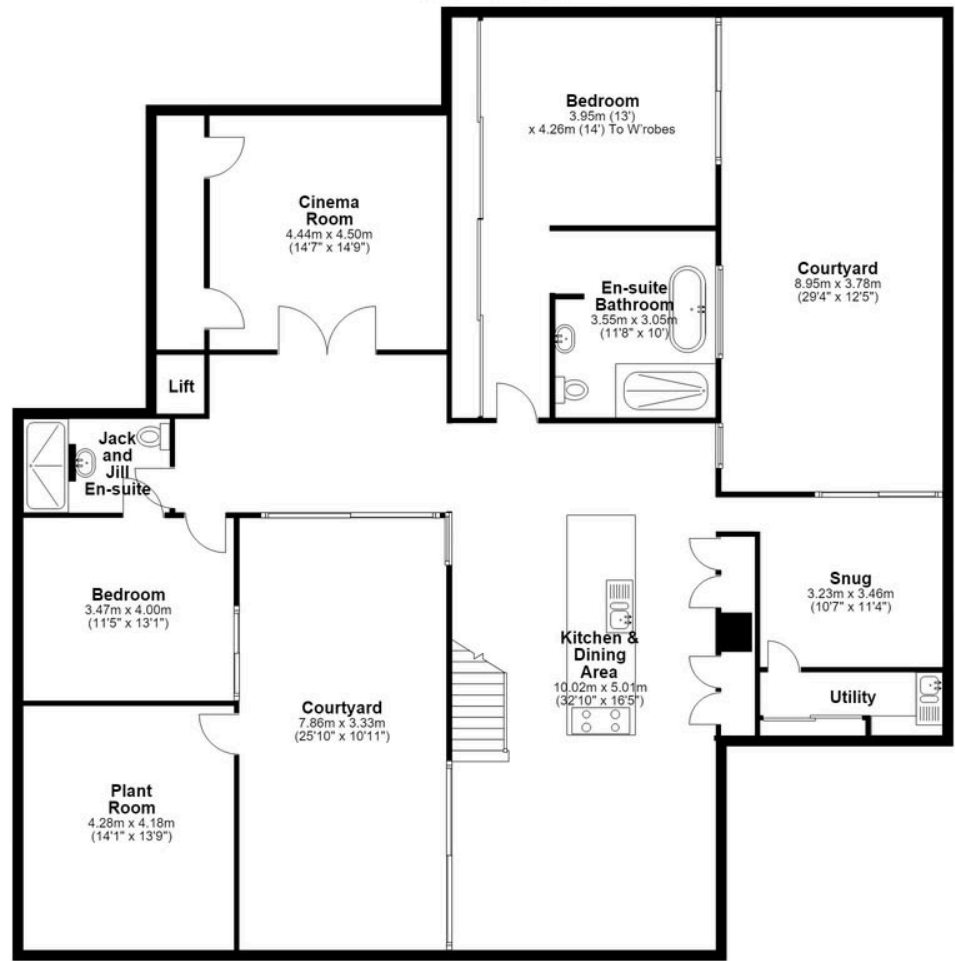
Engineering & Sustainability:

- Substantial concrete walls, external insulation and a wild-flower meadow roof contribute to the home's impressive environmental performance.
- Air-source heat pump, underfloor heating and MVHR support efficient, comfortable living throughout the year
- A geothermal intake loop helps regulate incoming air temperature, improving comfort and reducing energy demand.
- Photovoltaic panels provide renewable energy generation, with existing infrastructure supporting the home's low-energy credentials.
- Three-phase electrics are already in place, offering future owners the opportunity to add battery storage or expand the PV system if desired.
- A rainwater harvesting system has been installed, further enhancing the property's sustainable design.



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Lower Floor
Main area: approx. 187.2 sq. metres (2014.9 sq. feet)
Plus courtyard: approx. 75.2 sq. metres (755.5 sq. feet)



Upper Floor
Approx. 152.5 sq. metres (1641.1 sq. feet)
(excluding Void over Ground Floor)



Main area: Approx. 339.7 sq. metres (3656.0 sq. feet)
Plus courtyards: approx. 70.2 sq. metres (755.5 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 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(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

FEATURES

- RIBA award-winning home by Khoury Architects.
- Discreetly positioned behind gates - 5 mins from Solihull town centre.
- Light-filled layout with sunken courtyards and sliding glazing.
- Four bedrooms, including tranquil master with private sun-deck.
- Open-plan living, cinema room and bespoke steel staircase.
- Triple Glazing, Solar Panels and Tesla Charging Point
- Air-source heat pump, MVHR, and 4kW solar array.
- Rainwater harvesting & dumb-waiter
- Sustainable, stylish and completely private.

SIZE Total - 3,656 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL – G

SERVICES

Water, sewage and electricity are connected to the property. There is no mains gas.

BROADBAND

Type	Max download speed	Max upload speed
Standard	19 Mbps	1 Mbps
Ultrafast	5500 Mbps	5500 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

MOBILE

Network in the area: EE - 85%, Vodafone - 80%, Three - 85%
O2 - 81%

PARKING

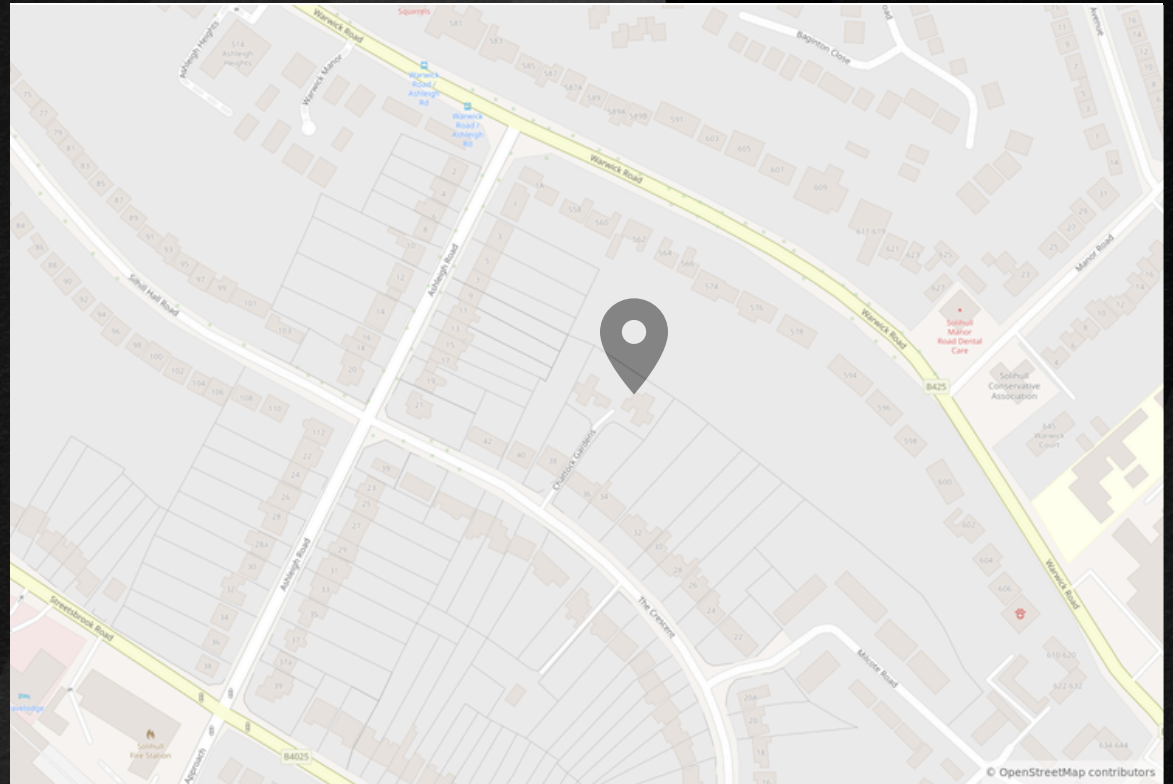
Garage & Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

Tucked away on a peaceful private lane in one of Solihull's most sought-after neighbourhoods, 2 Chattock Gardens offers rare seclusion just moments from the town centre. Touches like the leafy approach and absence of through traffic create a sense of retreat, while being only a five-minute stroll from John Lewis, Waitrose, and the restaurants of Mell Square. Solihull Station is nearby for swift links to Birmingham and London, and the area is surrounded by outstanding state and independent schools. With easy access to the M42 and Birmingham Airport, this address combines quiet sophistication with unbeatable connectivity.

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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