

AP MORGAN



**Pastures Drive, Tidbury Green, Solihull**  
Offers Over £575,000

#### Features:

- Immaculate Detached Home with 7-year NHBC warranty
- Semi-Rural Location close to Dickens Heath Village & Solihull Centre
- Modern Kitchen with quartz countertops, integrated appliances & patio doors to outdoor seating
- Stylish Bathrooms – Guest WC, en-suite & family bathroom with Porcelanosa tiles
- Spacious Bedrooms with built-in wardrobes; bedroom 3 includes office furniture
- Snug with Built-In Media & Bookcase – perfect for relaxing or entertaining
- Garage has electric, loft storage, dual access & external vehicle charging point
- Landscaped Garden with front & rear lighting
- Excellent School Catchments – ideal for families

#### Description:

Stunning Three-Bedroom Detached Home in Tidbury Green  
Nestled in the highly desirable Tidbury Green, this exceptional three-bedroom detached home effortlessly blends modern luxury with practical living.

The property features a detached garage with electrics, loft storage, and direct garden access via patio doors, offering flexible space for parking, storage, or even potential conversion.

Inside, the open-plan kitchen/diner impresses with quartz worktops, high-end integrated appliances, and patio doors opening onto a spacious outdoor patio, perfect for entertaining friends and family. The bathrooms are finished with Porcelanosa tiles and contemporary fittings, complemented by Dowsing & Reynolds lighting throughout, adding an elegant touch to every room.

Additional highlights include two reception rooms, one currently used as a snug with a built-in bookcase and media unit. The main bedroom benefits from an ensuite, and all bedrooms feature fitted wardrobes, with the third bedroom also offering built-in office furniture.



Exterior lighting showcases the beautifully landscaped front and rear gardens, and the property comes with 7 years of NHBC protection for peace of mind.

Conveniently located for access to Shirley, Solihull, and Dickens Heath, and close to excellent schools and transport links, this home presents a rare combination of style, convenience, and versatility.

**Details:**

**Hallway**

**Lounge** 17'5" x 10' (5.3m x 3.05m)



**Reception Room** 13'7" x 8'6" (4.14m x 2.6m)

**Kitchen/Diner** 14'3" x 15'1" (4.34m x 4.6m) Both Max

**Landing**

**Master Bedroom** 12'8" x 14'5" (3.86m x 4.4m) Both Max

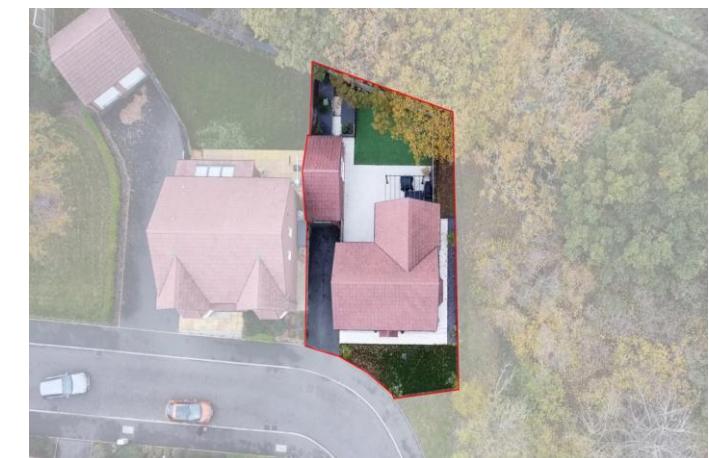


**Bedroom 2** 17'3" x 8'5" (5.26m x 2.57m) Both Max

**Bedroom 3** 12' x 10'11" (3.66m x 3.33m) Both Max

**Bathroom** 7'5" x 7'4" (2.26m x 2.24m)

**Garage** 9'10" x 19'8" (3m x 6m)



**EPC Rating:** B

**Council Tax Band:** F (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.

## How can we help you?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

**Property to sell?**  
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property live, quickly. Just book a free valuation and we will visit your property and discuss your needs.

**Need a solicitor?**  
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

**Identity Checks**  
Estates Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

**No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan. Equipment: AP Morgan has not tested the equipment heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars, equipment, etc. The laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.**

