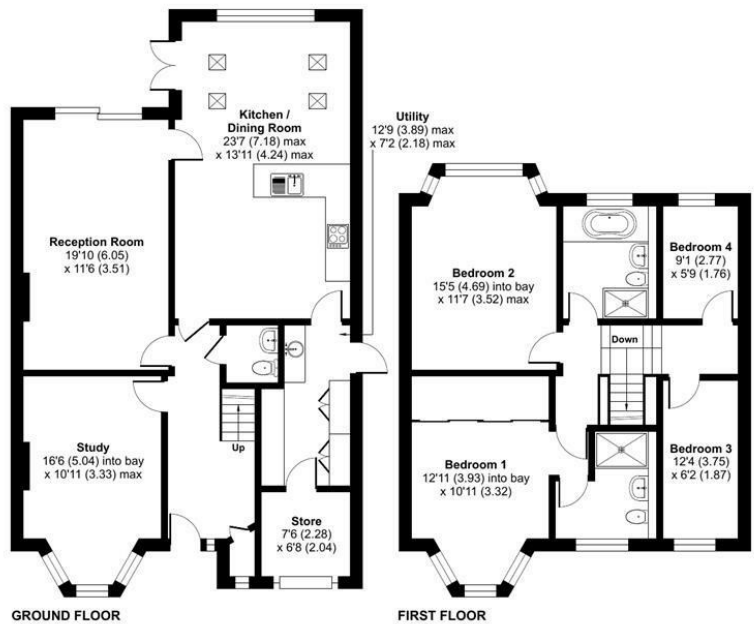



Rectory Road, Solihull, B91

Approximate Area = 1684 sq ft / 156.4 sq m
Outbuilding = 47 sq ft / 4.4 sq m
Total = 1731 sq ft / 160.8 sq m
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Vision Properties. REF: 1406226

PROPERTY ADDRESS
53 Rectory Road
Solihull
B91 3RJ

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

Rectory Road, B91



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- Stunning open plan kitchen/diner with vaulted ceilings
- Central Solihull location just a short walk to all amenities
- Detached dwelling with four bedrooms and two bathrooms
- Two large reception rooms

To the front of the property is a well-proportioned reception room, again with solid oak flooring, providing a versatile space suitable as a formal sitting room, home office or playroom. To the rear, the main lounge enjoys views over the garden and features solid oak flooring, a gas fireplace and patio doors opening directly onto the outdoor entertaining space.

The heart of the home is the impressive kitchen diner with vaulted ceilings and huge window to the rear elevation, finished with Porcelanosa showroom tiling and a high-quality Porcelanosa kitchen complemented by Corian worktops. The kitchen is well equipped with a range of integrated Siemens appliances including dishwasher, oven, microwave and extractor, alongside a Bosch electric hob, freestanding SMEG fridge and built-in wine rack, with French doors leading out to the garden.

A separate utility room provides additional practicality with sink, concealed Worcester Bosch Greenstar combi boiler, integrated IKEA freezer and space for freestanding washing machine and tumble dryer. The integral garage benefits from a Garador electric roller door, offering further storage.

To the first floor, the principal bedroom features a full-width walk-in wardrobe and a contemporary Porcelanosa ensuite shower room with walk-in shower. The second bedroom benefits from freestanding wardrobes, while bedrooms three and four are both well-proportioned and suitable for family use, guests or home working. The family bathroom is finished to a high standard with Porcelanosa fittings.

Additional storage is available via the loft, which is fully insulated, part boarded and accessed by a loft ladder.

The property is double glazed throughout, benefits from a traditional clay tiled roof and includes all fixtures and fittings within the sale. Externally, the front of the property offers a tarmac driveway and an open tiled porch, while the rear garden features an Indian sandstone patio, ideal for outdoor dining, along with a shed for storage.

Rectory Road is well positioned within Solihull, an area highly regarded for its excellent schooling options, including a range of well-rated primary and secondary schools, as well as access to Solihull School and Arden Academy. The property is conveniently located for transport links, with



Solihull town centre and railway station offering direct services to Birmingham and London, and easy access

Please note, some of these images use computer generated furniture for illustrative purposes only.