

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a bright yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, lowercase, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, uppercase, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

The main image shows a modern, two-story house at dusk. The house has a dark, angular roofline and large glass windows and doors. The interior lights are on, showing a living area with a sofa and a kitchen. The house is surrounded by trees and a paved area. In the foreground, there are several potted plants.

**Sandal Rise**

**Solihull**

**Asking Price £1,750,000**

# Description

Set within the heart of Solihull on the sought-after Sandal Rise, this exceptional architect-designed detached residence offers a striking blend of contemporary design and refined comfort. Thoughtfully crafted to maximise light, space, and versatility, the home delivers a truly unique living experience.

At its core is an expansive open-plan kitchen and living area, where full-height windows and wide sliding doors dissolve the boundary between inside and out, flooding the space with natural light. The elevated living room, wrapped in glass, provides captivating views across the neighbouring cricket ground creating a sense of openness while maintaining privacy and tranquillity.

The property boasts five beautifully appointed bedrooms, two of which are complemented by their own bathroom, ensuring both luxury and practicality for family living and guests alike. A standout feature is the flexible annex arrangement, complete with its own independent access. This self-contained space offers a ground-floor living area with kitchen facilities, shower room and toilet and a first-floor bedroom, ideal for multigenerational living, guests, or even home working.

Attention to detail is evident throughout. The hand-painted Harvey Jones kitchen conceals a cleverly designed secret door leading into a pantry, while a Quooker hot tap adds modern convenience. Real walnut engineered flooring runs through key living spaces, bringing warmth and texture to the contemporary design. A carefully curated Neptune-inspired colour palette ensures the home feels both stylish and welcoming.

Further features include a utility room, guest WC, fitted bedroom furniture, and air conditioning for year-round comfort. The bathrooms are finished with elegant Lusso stone sinks, enhancing the sense of understated luxury.

Externally, the property continues to impress with a striking resin driveway, electric vehicle charging point, and sleek black aluminium windows that define its architectural character. Two generous balconies extend the living space outdoors, offering additional areas to relax and take in the surroundings.

Bold in design yet thoughtfully balanced, this is a premium home that combines dramatic glazing and modern features with a warm, homely atmosphere; perfectly suited to contemporary living.



# Accommodation

**Entrance Hall**

**Open Plan Kitchen/Living/Dining Room**

24'7" x 36'8"

**First Floor Elevated Living Room**

22'5" x 16'3"

**Study/Ground Floor Annex**

**Living/Kitchenette**

15'3" x 17'10"

**Utility**

7'9" x 8'6"

**WC**

7'3" x 3'5"

**Pantry**

**Bedroom One**

17'0" x 12'5"

**En-Suite**

8'9" x 13'3"

**Bedroom Two**

10'9" x 14'1"

**En-Suite**

6'2" x 6'10"

**Bedroom Three**

12'2" x 12'0"

**Bedroom Four**

10'1" x 11'7"

**First Floor Annex Bedroom/Bedroom Five**

17'9" x 14'8"

**Annex Shower Room**

**Family Bathroom**

7'7" x 7'1"

**Linking Balcony**

**Garden Balcony**

**Services Room**

**Private Rear Gardens**

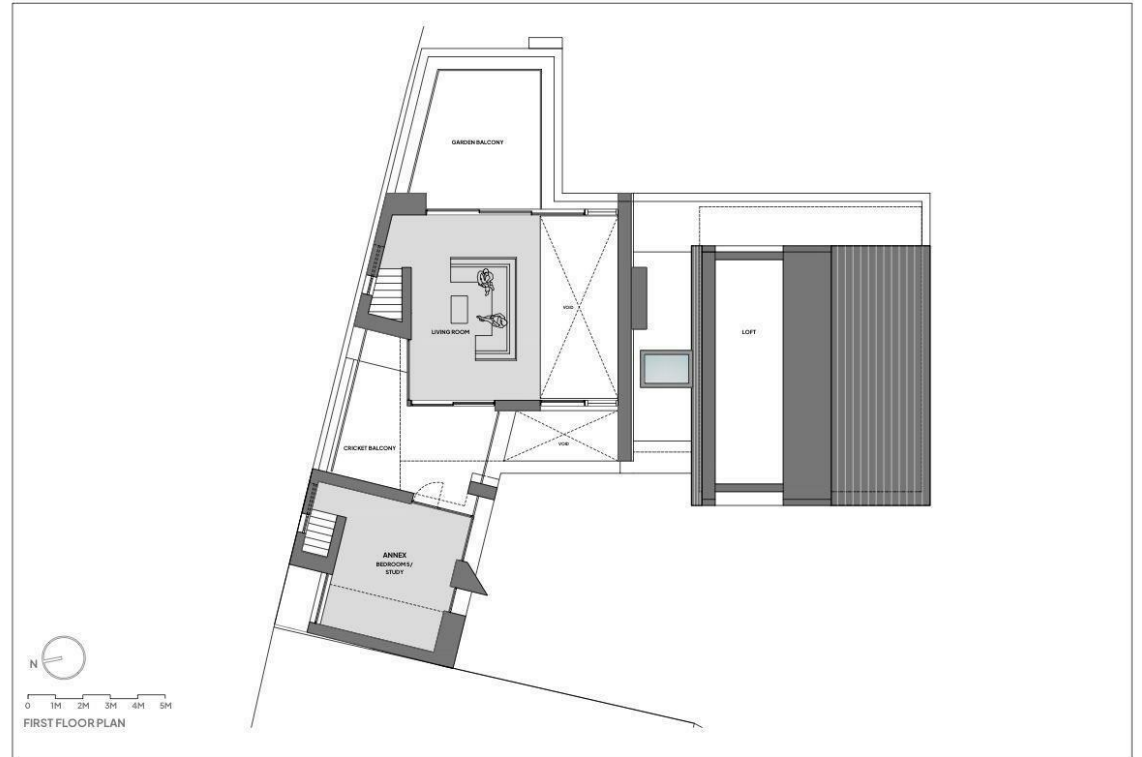
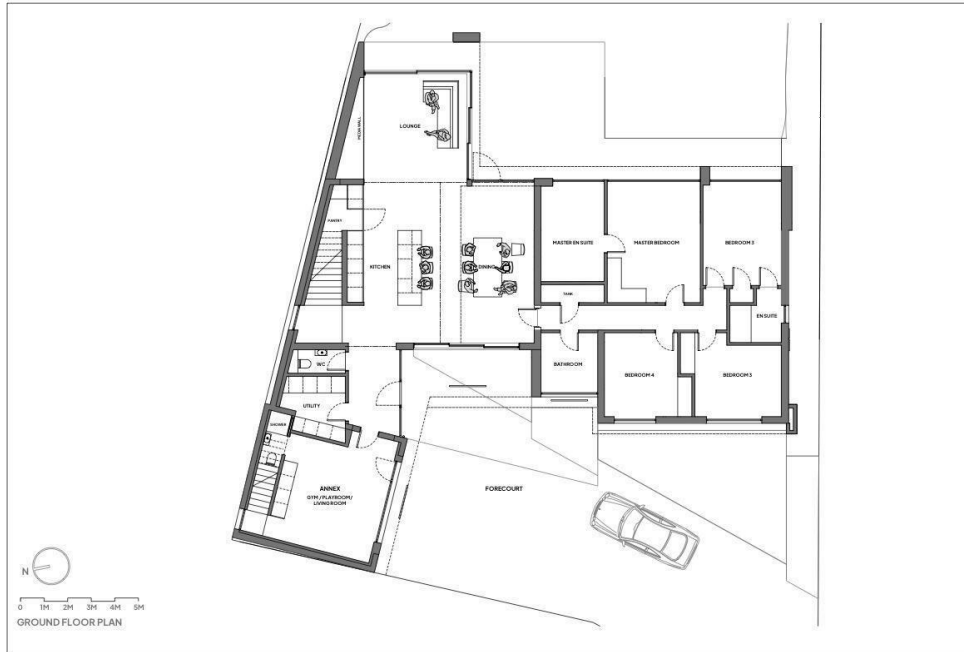
**Fore Garden And Off Road Parking**











Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

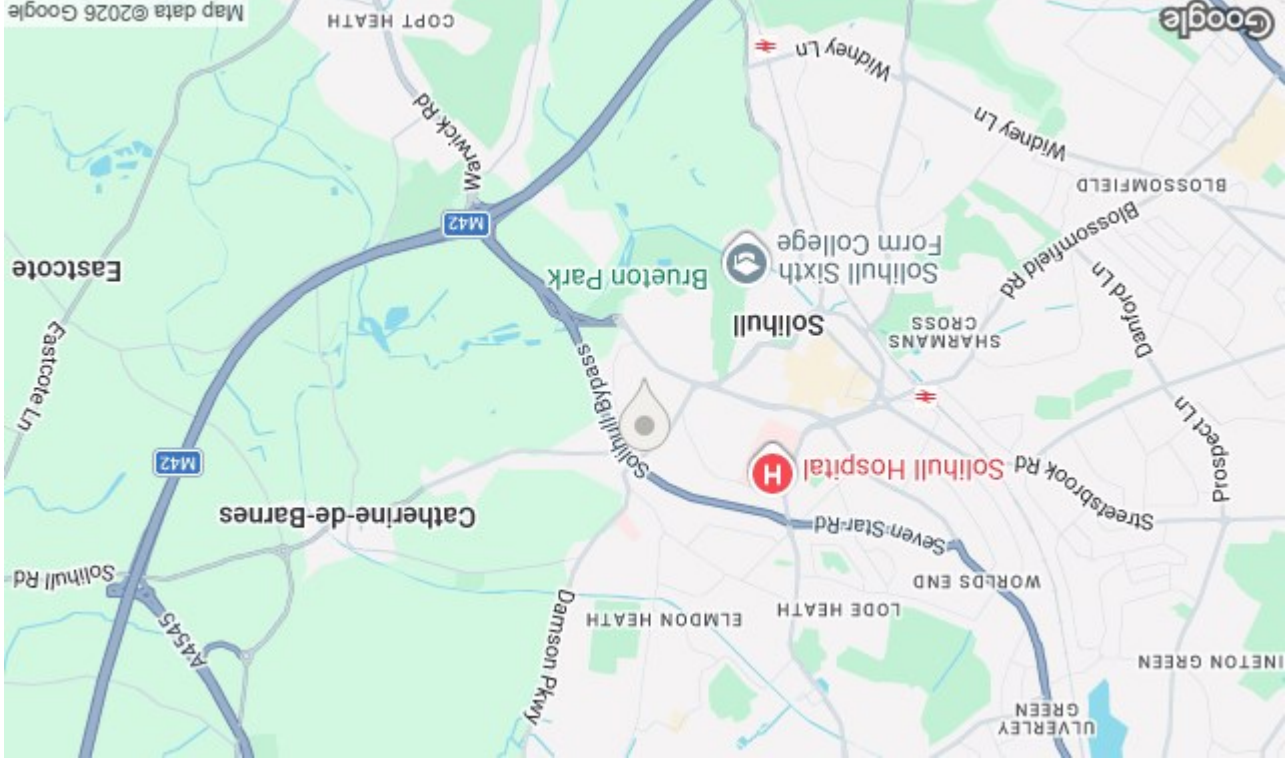
TENURE: We are advised that the property is Freehold

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.org.uk](http://www.ofcom.org.uk) for broadband and mobile coverage at the property. From data taken on 29/4/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



## 5 Sandal Rise Solihull B91 3ET Council Tax Band: F

### Energy Efficiency Rating

Potential	Current	Very energy efficient - lower running costs	Not energy efficient - higher running costs
		<b>A</b> (92 plus)	<b>G</b> (1-20)
		<b>B</b> (81-91)	<b>F</b> (21-38)
		<b>C</b> (69-80)	<b>E</b> (39-54)
		<b>D</b> (55-68)	
		<b>E</b> (39-54)	
		<b>F</b> (21-38)	
		<b>G</b> (1-20)	

EU Directive 2002/91/EC