

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 background of the entire image is a photograph of a modern, two-story house at dusk. The house features a dark, angular roofline and large glass windows and doors. The interior lights are on, showing a living area with a sofa and a dining area with a table and chairs. The exterior is lit with warm, ambient lighting, and there are some potted plants in the foreground.

Sandal Rise

Solihull

Asking Price £1,750,000

Description

Set within the heart of Solihull on the sought-after Sandal Rise, this exceptional Studio Gotz 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

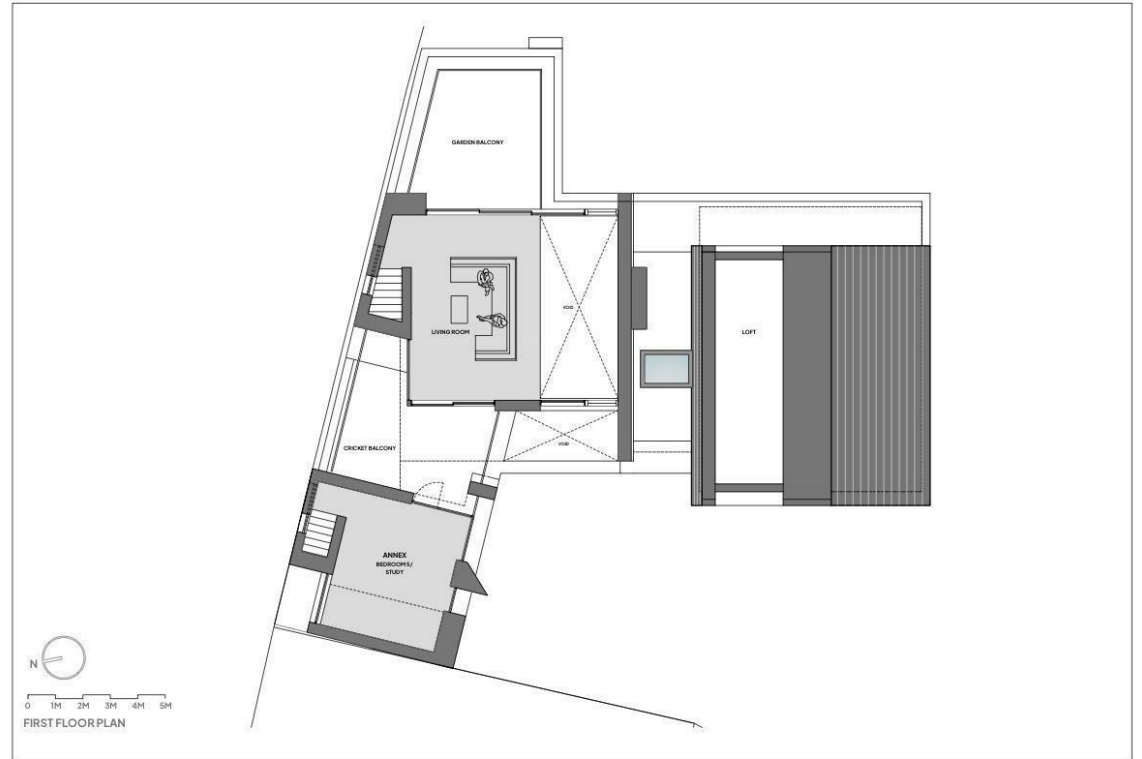
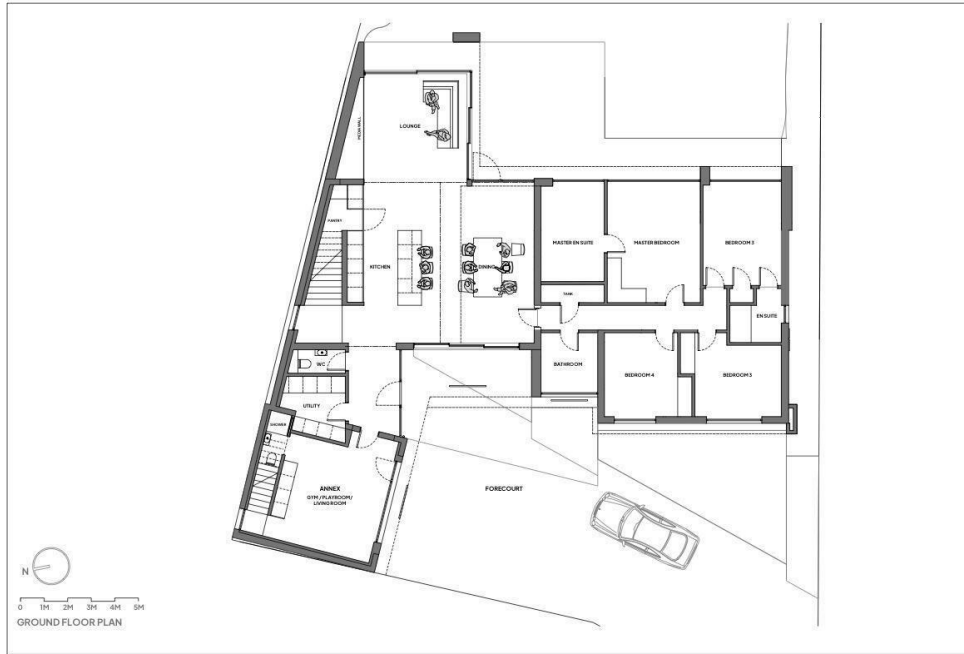
Fore Garden And Off Road Parking











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.

