
melvyn
Danes
ESTATE AGENTS
Birch Tree Grove
Solihull
Offers Around £795,000

# Description

Birch Tree Grove is widely regarded as one of Solihull's most desirable residential addresses, discreetly positioned between Woodside Way, Sharmans Cross Road and Streetsbrook Road. Developed during the 1950s and 1960s, the area is characterised by substantial detached homes and bungalows set within generous mature plots, creating an increasingly rare sense of space and privacy just moments from Solihull town centre.

At the heart of the development lies an attractive area of open green space and established coppice woodland, which benefits from conservation area status, contributing significantly to the character, environmental quality and long-term desirability of this highly regarded neighbourhood.

Occupying a wide, mature plot with a particularly sought-after rear aspect backing directly onto the protected coppice conservation area, this property presents an outstanding opportunity for redevelopment, remodelling or extension, subject to the necessary planning consents. The private setting and established surroundings provide an exceptional backdrop for the creation of a contemporary family home of distinction.

The existing bungalow extends to over 1,600 sq ft, including the garage, and offers flexible, well-proportioned accommodation for purchasers seeking a refurbishment project. Equally, it presents an attractive opportunity for those looking to downsize from a larger family home without sacrificing space, privacy or setting, benefiting from generous living accommodation and a substantial mature plot within one of Solihull's most prestigious residential locations.

The combination of a generous frontage, mature private setting, direct backing onto the coppice conservation area and proven redevelopment potential makes this an exceptionally attractive proposition for developers, self-builders and discerning purchasers alike. Whether seeking to create a bespoke home or simply downsize without compromise, the property offers a rare opportunity to secure a prime position within one of Solihull's most sought-after neighbourhoods. Subject to the requisite planning permissions, the property offers exciting scope to remodel, extend or redevelop, creating a landmark residence perfectly suited to its exceptional setting.













## Accommodation

DEEP FRONT BLOCK SET DRIVEWAY

LAWNED FOREGARDEN

CANOPY PORCH

WELCOMING RECEPTION HALLWAY
15'5" x 9'8" + recess

GENEROUS LOUNGE
18'3" x 16'5"

DINING ROOM
10'7" x 9'7"

BREAKFAST KITCHEN
13'7" x 11'2"

UTILITY AREA
10'3" x 4'1"

BEDROOM ONE
15'0" into bay x 13'0"

EN SUITE SHOWER ROOM

BEDROOM TWO
15'4" x 9'10"

SHOWER ROOM

DOUBLE GARAGE
19'2" max x 14'11" max

PRIVATE REAR GARDEN

















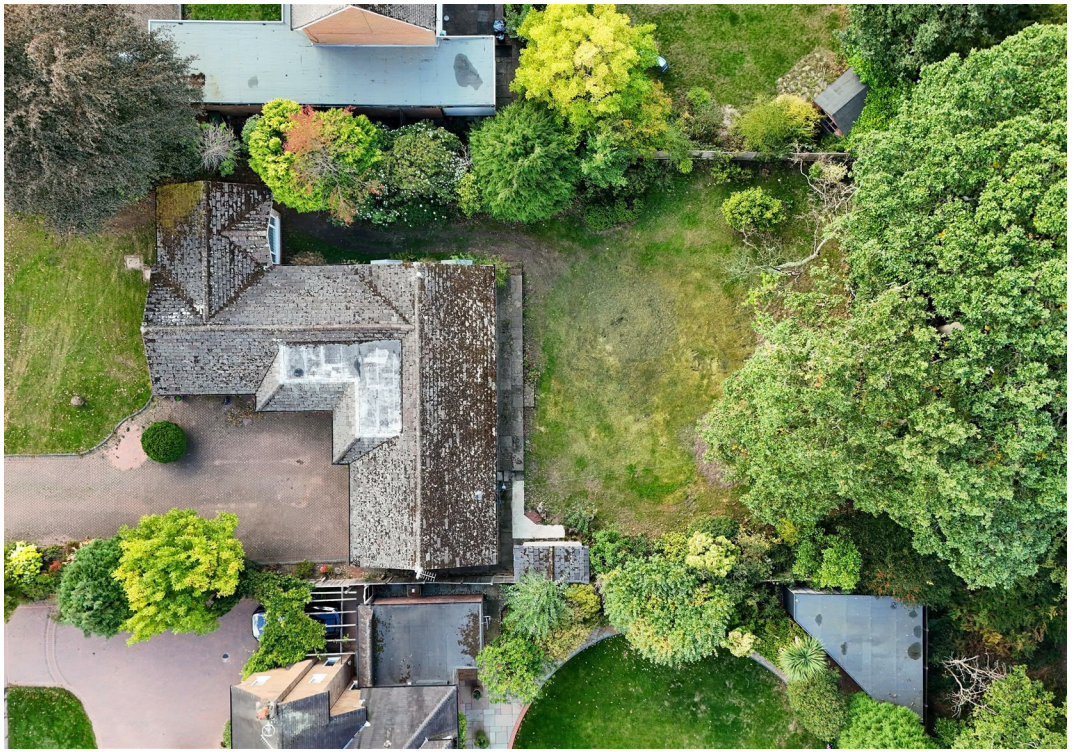












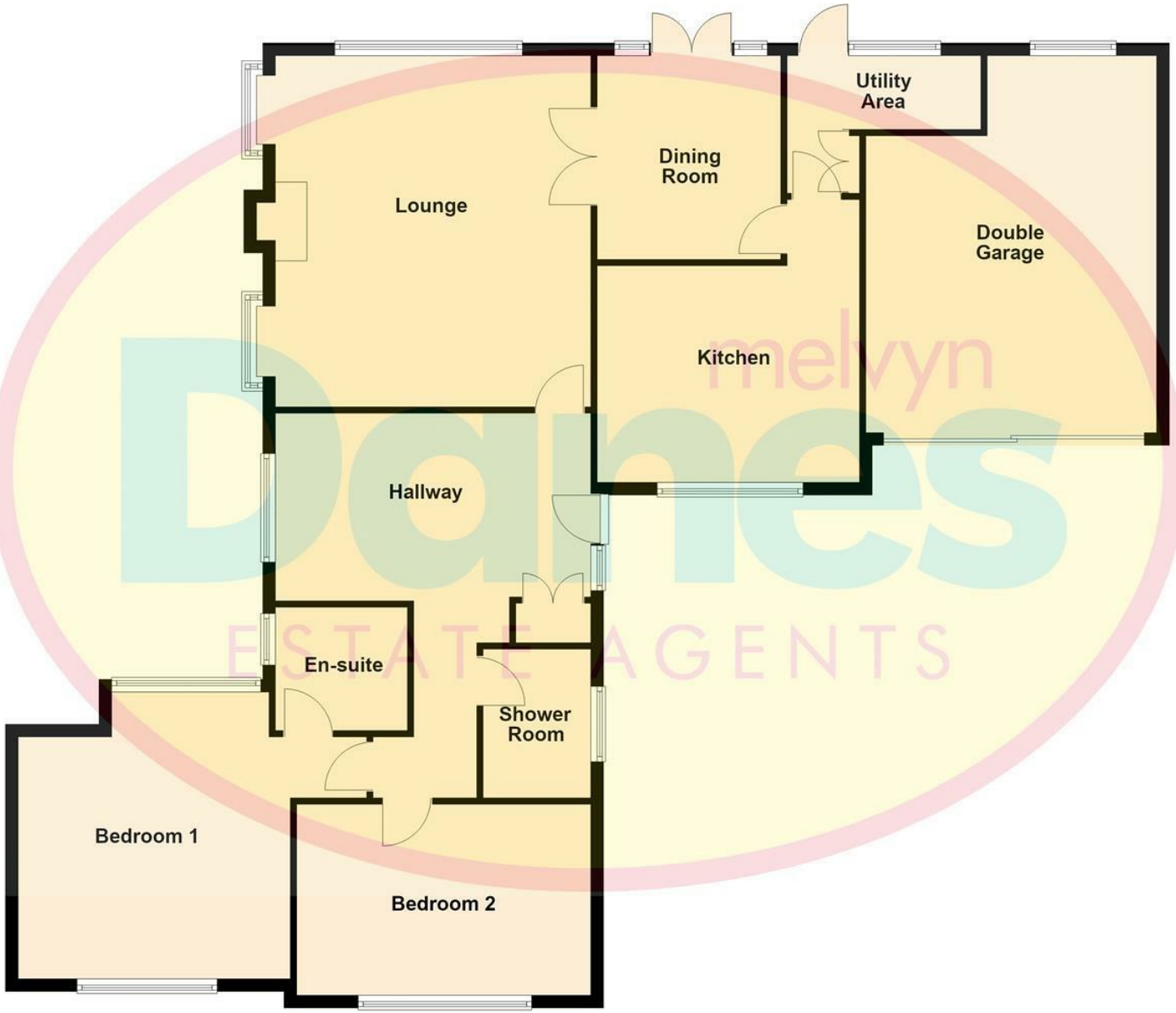








Ground Floor




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.**

**BROADBAND: We understand that the standard broadband download speed at the property is around 11 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 5500 Mbps. Data taken from checker.ofcom.org.uk on 7/10/2026. Actual service availability at the property or speeds received may be different.**

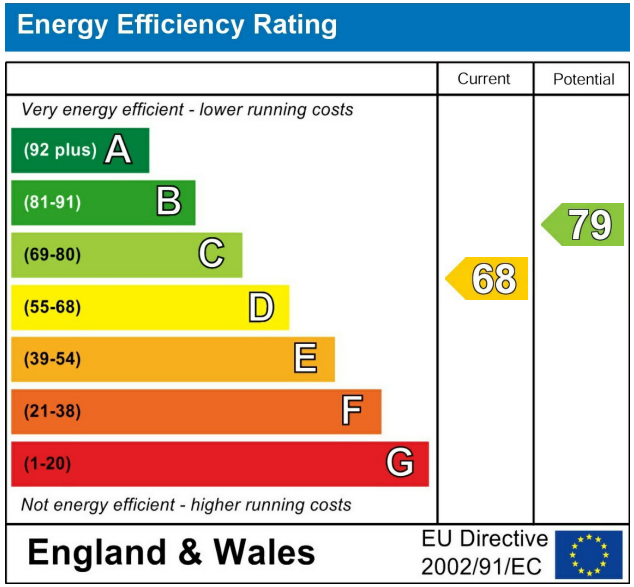
**VIEWING: By appointment only with the office on the number below.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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.**

**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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. 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 the sale.**




## 8 Birch Tree Grove Solihull Solihull B91 1HD
## Council Tax Band: E




**Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk melvyndanes.co.uk**