**Fulford Hall Road**

**Tidbury Green**

**Offers Around £995,000**

# Description

This is exceptional family home has been the subject of an extensive redevelopment programme that has been completed to an exacting standard throughout; offering elegantly style and deceptively accommodation that exceeds 3000 square feet of living space arranged over three floors.

Situated on Fulford Hall Road which is located in the small hamlet of Tidbury Green, nestling between Shirley and Earlswood. This small enclave contains a variety of properties ranging from cottages to large executive houses and bungalows. Surrounding Tidbury Green are many areas of open space, including the famous Earlswood Lakes in one direction and Bills Woods and Fisheries in the opposite direction, both providing pleasant recreation areas.

Schooling in Solihull is of particular renown and we are advised that the property falls into the current Tudor Grange Secondary School Catchment (subject to confirmation from SMBC Education Department) and that a school bus operates through Tidbury Green to the school campus. There is infant and junior schooling at Tidbury Green school a short walk from the property.

The main shopping centre in nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelries and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Having both Wythall and Whitlocks End train stations close by, providing a service to Birmingham City Centre and Stratford upon Avon. For more local shopping facilities, the modern village of Dickens Heath is approximately 1 mile from the property and has a Tesco Express, a chemist, doctors surgery and dentist.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An ideal location therefore for this impressive detached property which offers superb accommodation arranged over three floors. The property has been finished to a high specification to include underfloor heating throughout, quality 'Porcelanosa' tiling throughout; a superb contemporary style kitchen with quartz worksurfaces and integrated appliances to include twin ovens, coffee machine, microwave and wine cooler. Each of the five double bedrooms boasts an en-suite (two of which have luxury free standing baths) and three of the bedrooms have walk in wardrobe space and two have dressing areas. There is good sized driveway to the front, double garage and pleasant garden to the rear. All in all; an exceptional property that requires immediate internal inspection to be appreciated.

## Accommodation

**FRONT DRIVEWAY PARKING**

**WELCOMING RECEPTION HALLWAY**

**GUEST CLOAKS WC**

**LIVING ROOM**
19'4" x 12'8"

**SUPERB OPEN PLAN DINING KITCHEN WITH SITTING AREA**
26'5" x 19'8"

**DINING/FAMILY ROOM**
12'9" x 11'10"

**BOOT ROOM**
7'9" x 6'5"

**UTILITY ROOM**
8'10" x 6'5"

**FIRST FLOOR LANDING**

**BEDROOM TWO**
55'9""22'11"" x 29'6""32'9"" + door recess

**DRESSING ROOM**
6'5" x 6'2"

**EN SUITE BATHROOM WITH SHOWER**

**BEDROOM THREE**
14'3" x 12'7" + door recess

**DRESSING ROOM**
7'7" x 6'6"

**EN SUITE SHOWER ROOM**

**BEDROOM FOUR**
13'9" x 9'10"

**EN SUITE SHOWER ROOM**

**SECOND FLOOR LANDING/DRESSING AREA**
13'9" x 9'0" max

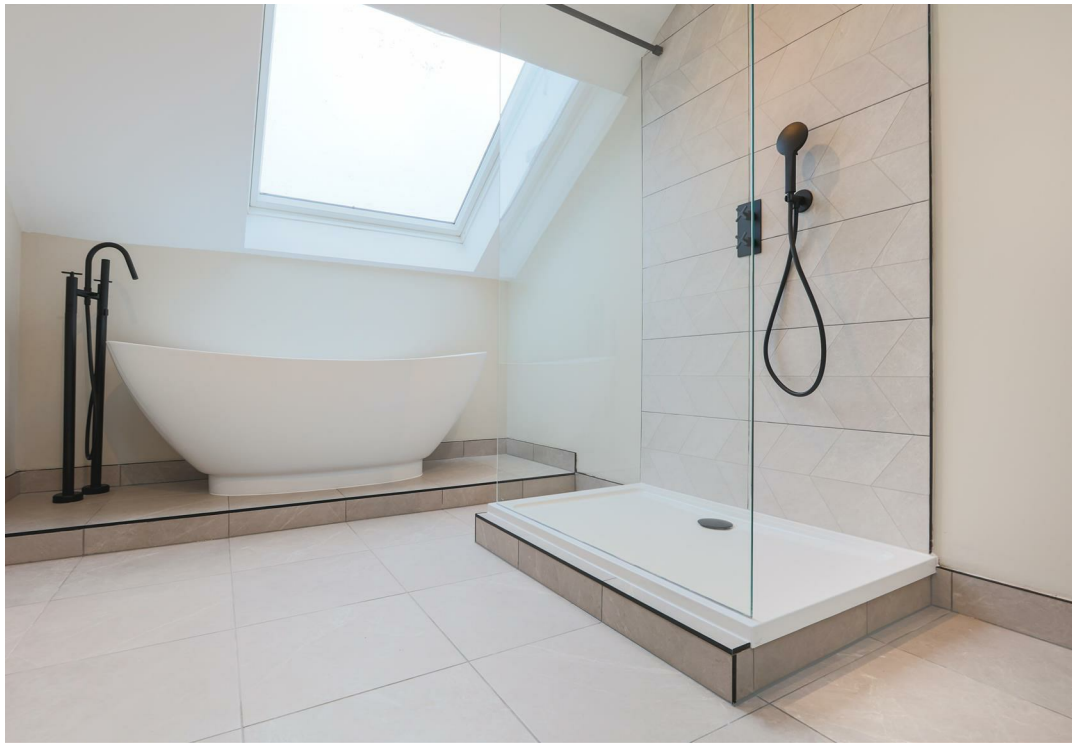
**BEDROOM ONE**
24'5" max 15'2" max (5'0" min)

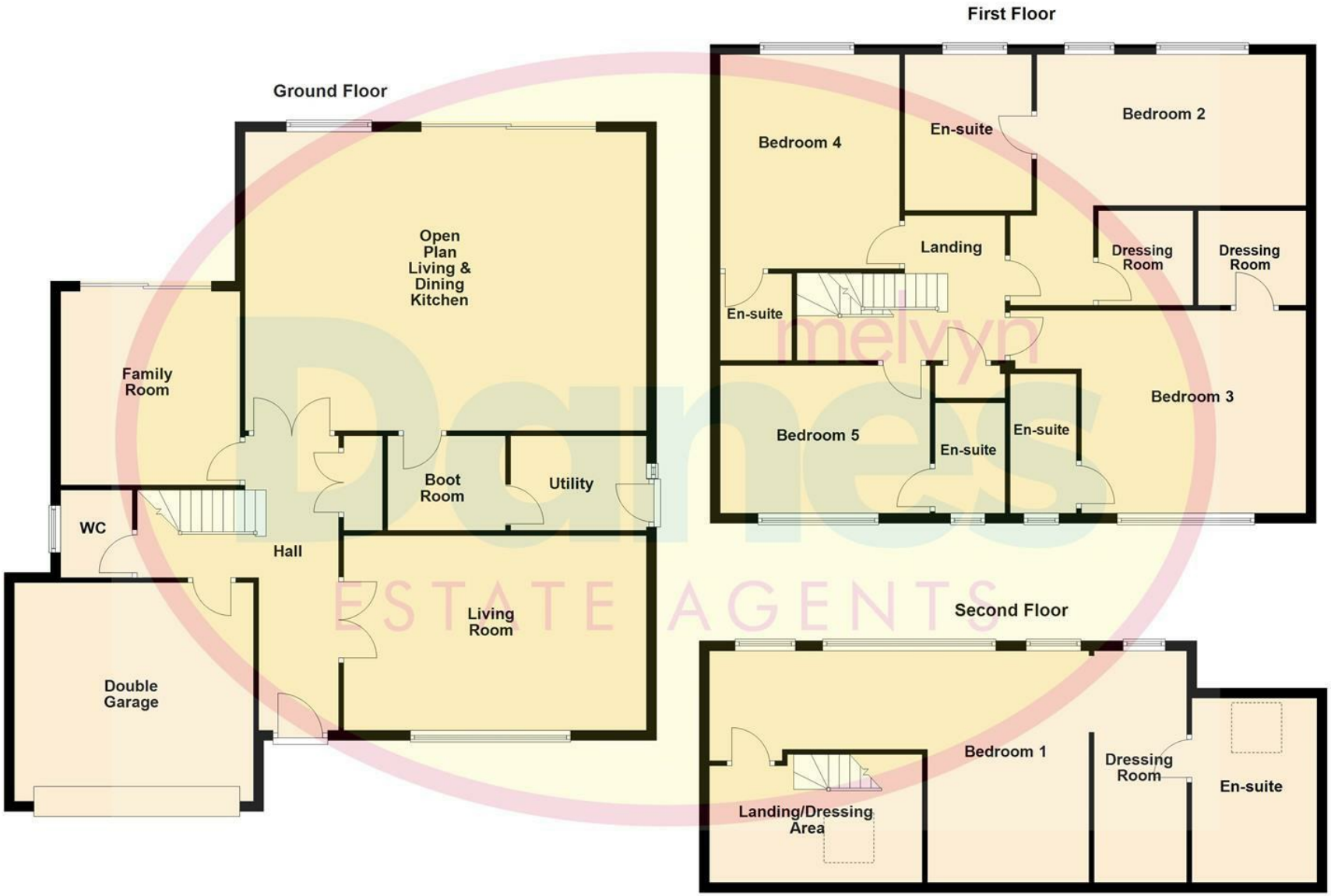
**DRESSING ROOM**
15'2" x 5'6"

**EN SUITE BATHROOM WITH SHOWER**

**DOUBLE INTEGRAL GARAGE**
15'8" x 14'0"

**SOUTH EAST FACING REAR GARDEN**






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

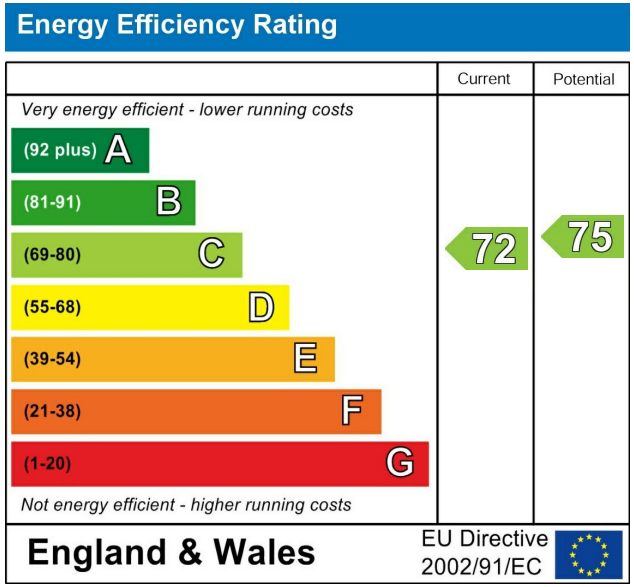
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 for broadband and mobile coverage at the property. From data taken on 05/02/2026 we understand that the standard broadband download speed at the property is around 6 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 46 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.

## 151 Fulford Hall Road Tidbury Green Solihull B90 1QY
## Council Tax Band: E

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