

The logo for Melvyn Danes Estate Agents is 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

A photograph of a modern, two-story house with white walls and dark grey accents. The house features a large black garage door, a central entrance, and several windows. A wide, paved driveway made of dark grey paving stones leads to the house. The driveway is bordered by a wooden fence and some landscaping, including a large tree on the left and various plants in the foreground. The sky is overcast.

Fulford Hall Road

Tidbury Green

Offers Around £1,095,000

Description

This 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 hostelrys 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" x 22'11" + 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

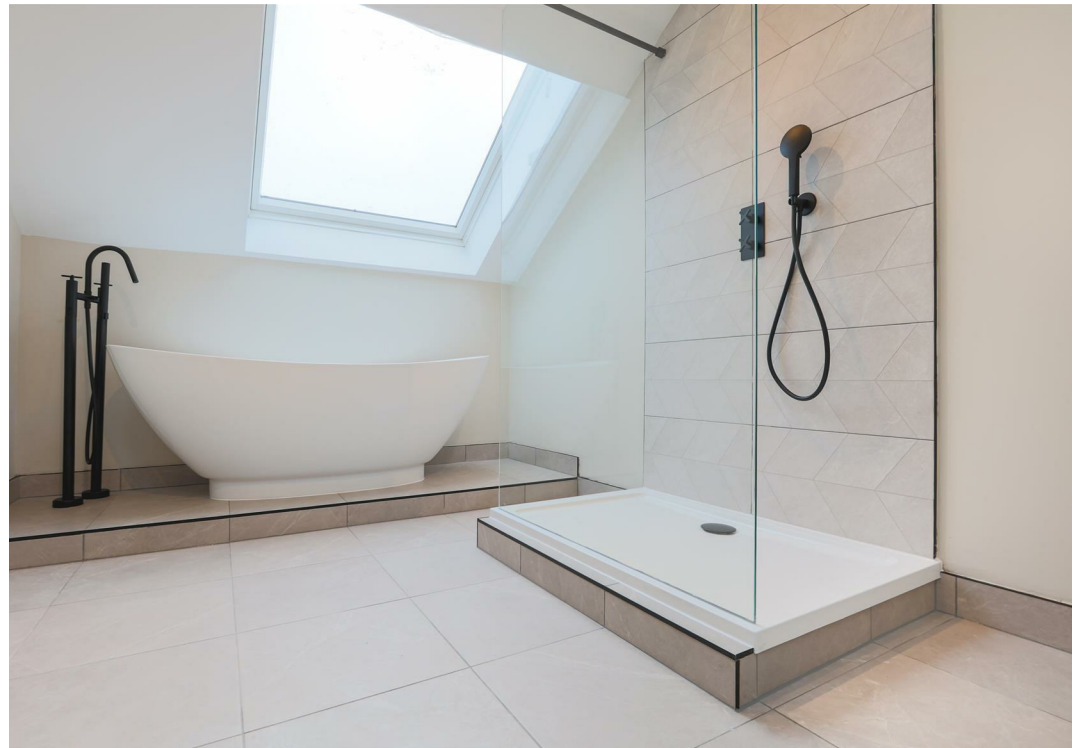
DOUBLE INTEGRAL GARAGE

15'8" x 14'0"

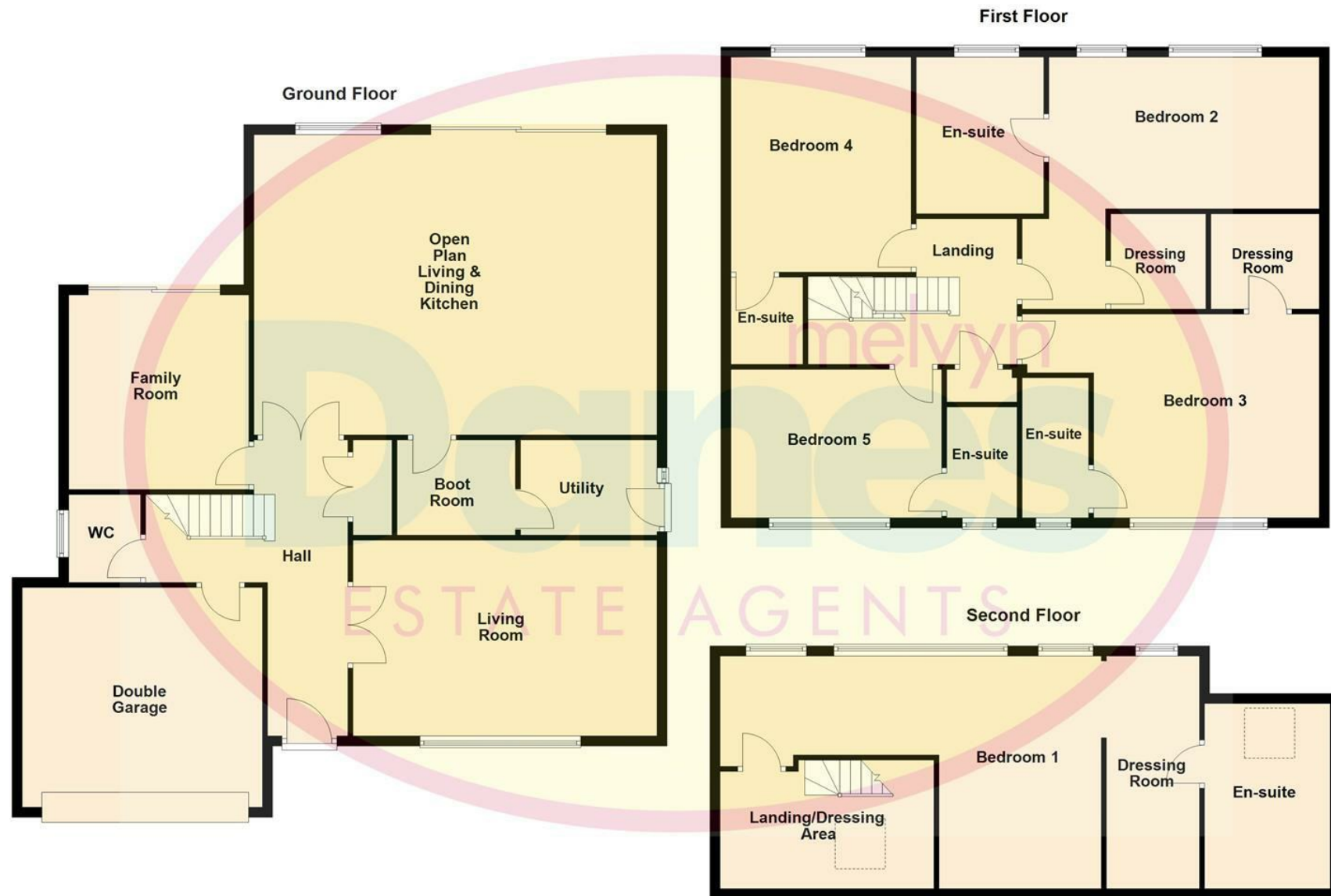
PLEASANT REAR GARDEN











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

BROADBAND: We understand that the standard broadband download speed at the property is around 6 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 46 Mbps. Data taken from checker.ofcom.org.uk on 05/02/2026. Actual service availability at the property or speeds received may be different.

MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This 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.

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 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 a purchase administration fee of £25 inclusive of VAT to cover these checks.

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

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