



melvyn
Danes
ESTATE AGENTS

Houndsfield Lane
Tidbury Green
Offers Around £1,200,000

Description

In the world of property; the term 'viewing is essential' can be somewhat overused - but in the case of the substantial home it really is true. The deceptively spacious accommodation (the main house itself being over 2600 square feet); the property occupies an expansive plot that has a detached bungalow in the rear garden that has a large open plan living area with fully fitted kitchen, a double bedroom and an en suite. The property has been in the same family ownership since it's original construction and throughout that time has been considerably altered, extended and improved. The house would ideally suit any family looking to combine to house a relative in the separate annexe (subject to planning consents) or indeed any family looking for great flexible living space and an amazing garden.

Situated on Houndsfield Lane 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 superb property which is set back from the road behind a large gated driveway. The driveway extends to the side of the property to give access through the garden to the garage and the detached bungalow annexe. Being sold with no upward chain; viewing can be arranged via Melvyn Danes.



Accommodation

GATED FRONT DRIVEWAY

PORCH ENTRANCE

RECEPTION HALLWAY

GUEST CLOAKS WC

STUDY 9'0" x 5'10"

LIVING ROOM 16'6" x 15'2"

DINING ROOM 12'8" x 10'8"

SITTING ROOM 19'3" x 11'9"

OPEN PLAN LIVING KITCHEN 30'7" max x 21'2" max

UTILITY ROOM 9'0" x 6'5"

FIRST FLOOR LANDING

BEDROOM ONE 14'11" x 12'1"

EN SUITE SHOWER ROOM

BEDROOM TWO 11'8" x 10'7"

EN SUITE SHOWER ROOM

BEDROOM THREE 13'3" x 10'7"

BEDROOM FOUR 11'2" x 7'7"

BEDROOM FIVE 7'6" x 6'10"

FAMILY BATHROOM

OUTSIDE

ESTABLISHED REAR GARDEN

SUMMER HOUSE 19'9" x 11'4"

LARGE GARAGE/WORKSHOP 19'0" x 14'0"

INDEPENDENT BUNGALOW

OPEN PLAN LIVING & KITCHEN AREA
26'11" max x 24'3" max

BEDROOM 13'2" x 11'10"

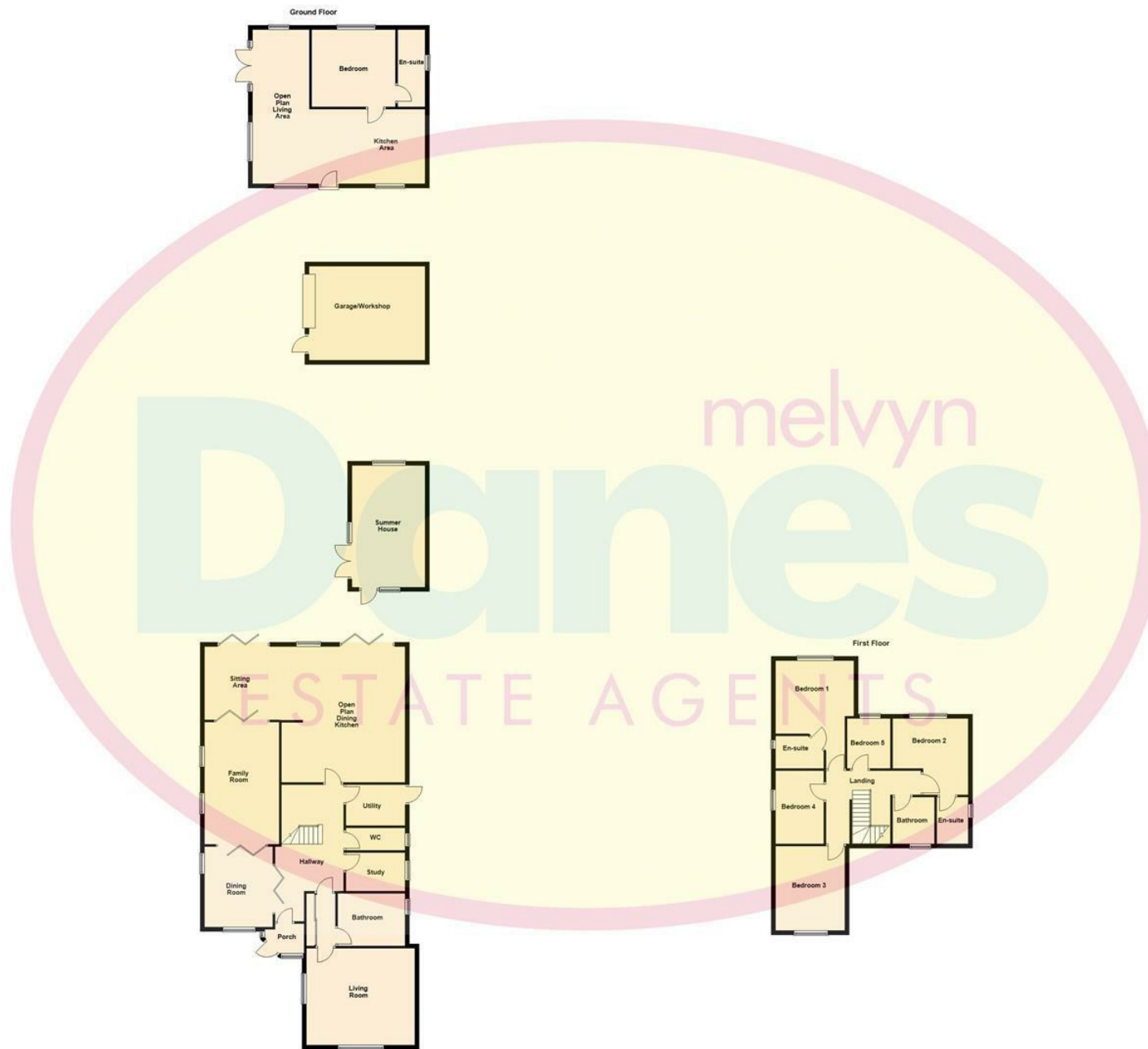
EN SUITE SHOWER ROOM











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.

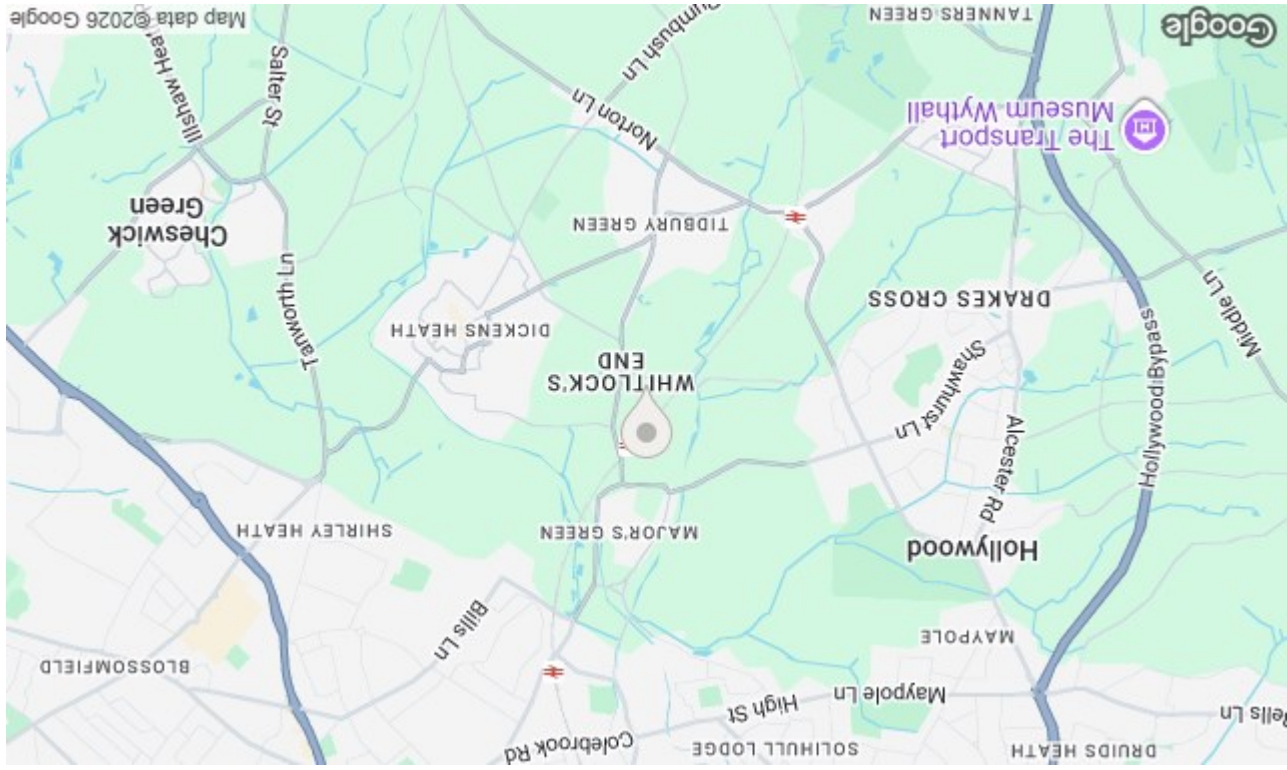
TENURE: We are advised that the property is Freehold

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.gov.uk for broadband and mobile coverage at the property. From data taken on 22/05/2026 we understand that the standard broadband download speed at the property is around 3 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1800 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.



40 Houndsfield Lane Tibbury Green Solihull B90 1PR Council Tax Band: G

Energy Efficiency Rating	
Potential	Very energy efficient - lower running costs
Current	Not energy efficient - higher running costs

Band	Score Range
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

EU Directive 2002/91/EC

England & Wales