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YOUR PREMIUM AGENT

**30 MIRFIELD ROAD  
SOLIHULL  
B91 1JD**

Stylishly extended 1930s four-bedroom home, situated near Olton Golf Course, offering nearly 2,500 sq. ft. of beautifully designed living space across three floors. Featuring a spectacular open-plan kitchen, a luxurious principal suite with a walk-in wardrobe and home office area, and a stunning garden with a dedicated entertaining space and garden room.

# 30 MIRFIELD ROAD

This beautifully extended 1930s home blends period charm with modern design, offering nearly 2,500 sq. ft. of well-proportioned living space. Original features such as stained glass windows, lincrusta panelling, and wooden floors add character, while a stunning open-plan kitchen with underfloor heating and skylights creates a bright, inviting hub for family life.

Upstairs, the layout has been reconfigured for spacious bedrooms, including a luxurious principal suite with a walk-in wardrobe, ensuite, and balcony area. A charming children's den in the eaves adds a fun touch.

The large garden provides plenty of space for relaxation and entertaining, featuring a dedicated patio and stylish garden room. A generous driveway offers ample parking. Situated in a sought-after location, this home perfectly balances elegance and practicality.



The home welcomes you with a spacious reception hallway, where beautifully maintained traditional wooden flooring and original stain glass windows set a refined tone. The front living room, with original lincrusta panelling, is bathed in natural light from its large bay window, offers a cosy yet elegant retreat with its feature stone fireplace.

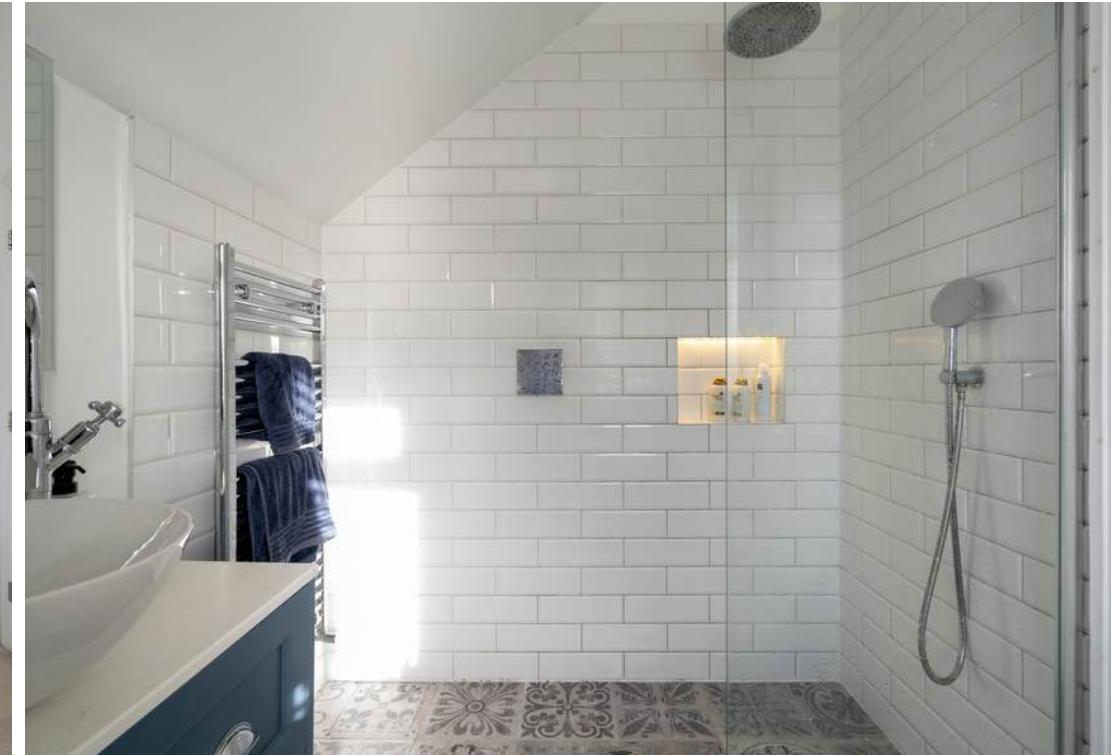
The showpiece of the home is the vast open-plan kitchen, extended and meticulously finished. A bespoke solid oak handmade kitchen designed by Naked Kitchens showcases the downstairs living space, complimented by underfloor heating and striking skylights creating a bright and inviting space, perfect for entertaining. Thoughtfully designed, the kitchen flows into a generous dining and relaxation area, ensuring a seamless blend of functionality and style. A separate utility room provides practical storage and keeps the main space clutter-free.

The entire ground floor is designed to embrace modern family living, with effortless access to the garden, making it ideal for both everyday use and social occasions.





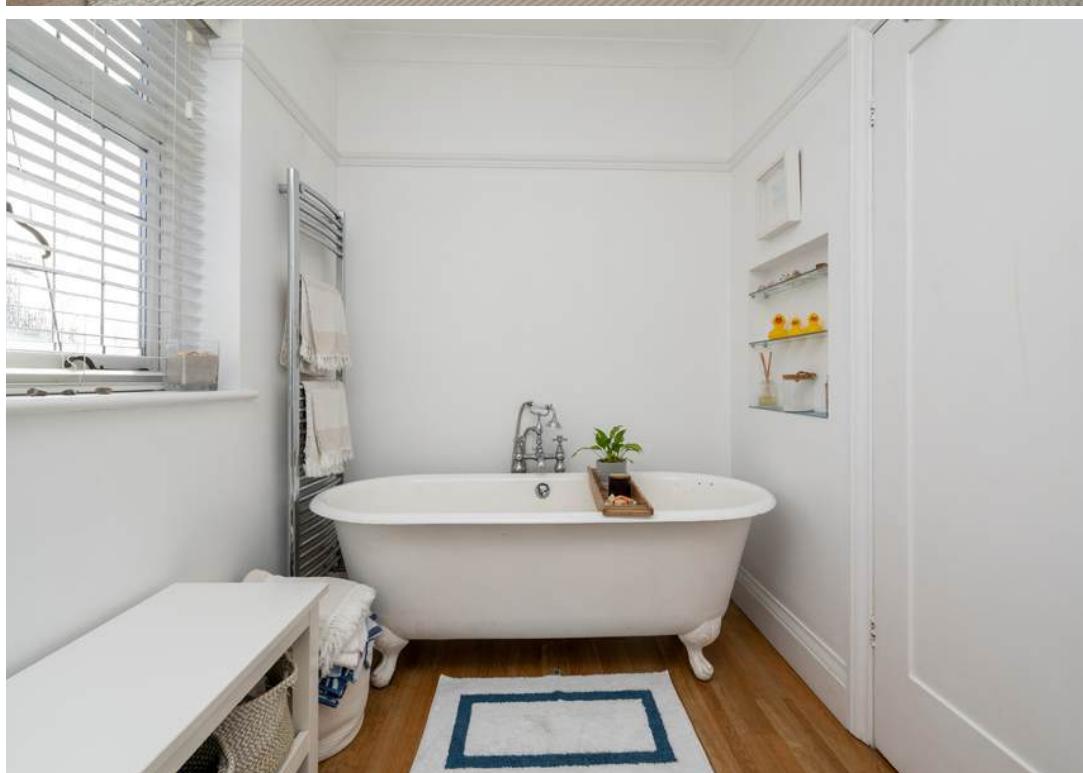
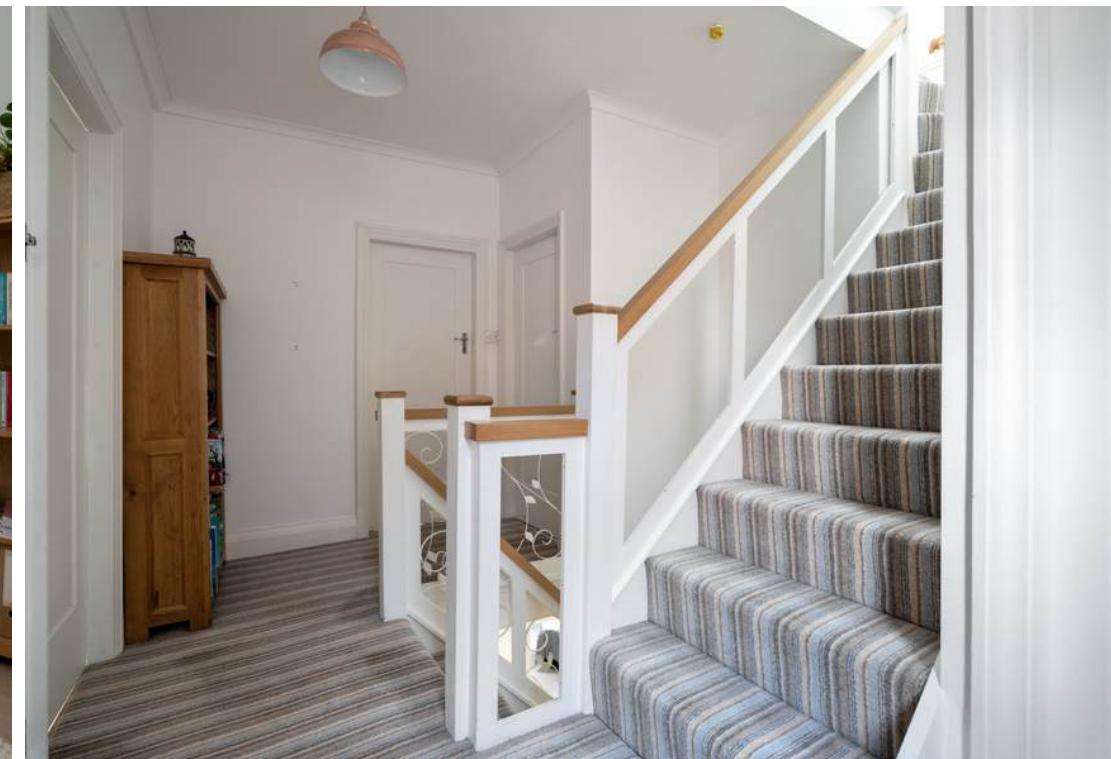




The first floor has been reconfigured to enhance space and comfort, now offering three generously sized bedrooms. The largest bedroom on this level is bright and airy, while the remaining two rooms provide flexibility for family living. The beautifully designed family bathroom features a Victorian-style freestanding French bath c1900, from a chateau in the Loire Valley as well as a separate shower, blending classic elegance with modern convenience.

The loft conversion is a standout feature, creating an exceptional principal suite with unparalleled views over the golf club. This expansive space benefits from double windows and Velux skylights, flooding the room with natural light. The suite includes a luxurious en-suite bathroom, a walk-in wardrobe, and a versatile office area, perfect for working from home or as a dressing space. A unique children's den is cleverly tucked into the eaves, offering a fun hideaway while maximising the available space.





The outdoor space is as impressive as the interiors. A generous driveway provides ample parking for multiple vehicles. The rear garden is mainly laid to lawn, and bordered by well-kept shrubs and mature trees, offering both privacy and space for family enjoyment.

A dedicated entertaining area at the end of the garden features a large patio, ideal for summer gatherings. Completing the outdoor experience is a stylish garden room, a perfect retreat for work, relaxation, or additional entertainment space.

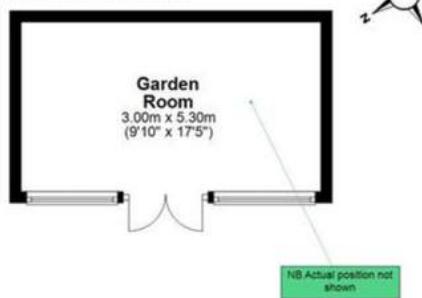
Off further note is the garage which is fully fitted out and could be used as a gym or games room.



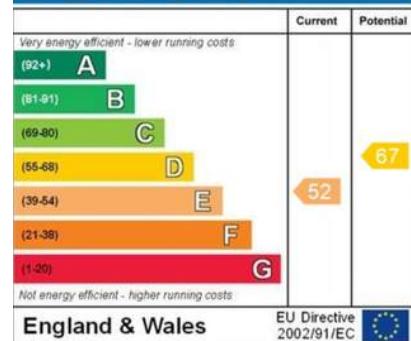


### Ground Floor

Main area: approx. 107.4 sq. metres (1155.7 sq. feet)  
Plus garden room, approx. 15.9 sq. metres (171.3 sq. feet)



### Energy Efficiency Rating



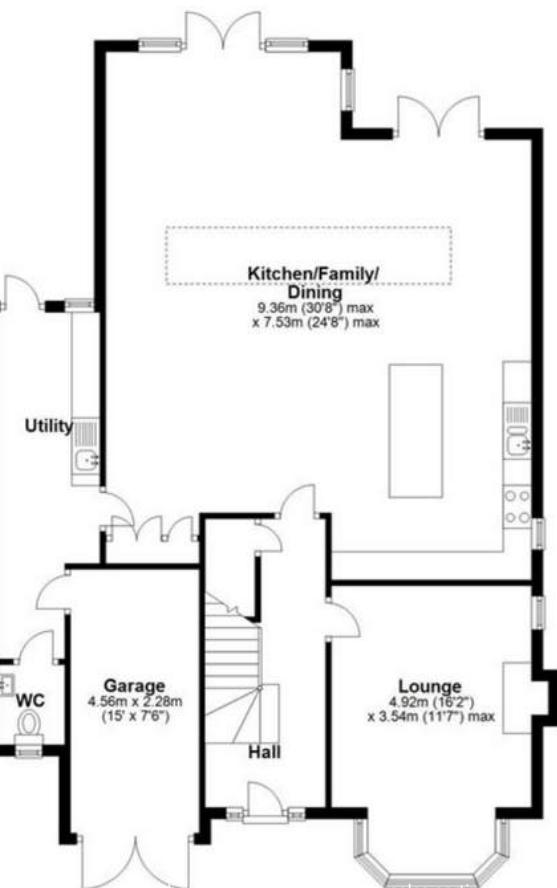
### First Floor

Approx. 69.0 sq. metres (742.6 sq. feet)



### Second Floor

Approx. 49.7 sq. metres (534.5 sq. feet)



Main area: Approx. 226.0 sq. metres (2432.8 sq. feet)

Plus garden room, approx. 15.9 sq. metres (171.3 sq. feet)

This floor plan is for illustration purposes only; this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they form the basis of the valuation for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

## FEATURES

- Stunning 1930s Period Home
- Original Features
- Nearly 2,500 sq. ft. of Living Space
- Spectacular Extended Open-Plan Kitchen Diner Designed by Naked Kitchens
- Spacious Principal Suite with En-Suite & Walk-in Wardrobe
- Three Further Good Double Bedrooms
- Children's Den in the Eaves
- Large Mature Garden
- Large Entertaining Patio with Garden Room

## SIZE

Total - 2,432 sq ft + garden room

## TENURE

Freehold

## SOLIHULL METROPOLITAN BOROUGH COUNCIL - G

## SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

## BROADBAND

Type	<u>Max download speed</u>	<u>Max upload speed</u>
Standard	13 Mbps	1 Mbps
Superfast	1,800 Mbps	1,000 Mbps

**Network in the area:** OpenReach, Virgin Media & Cityfibre

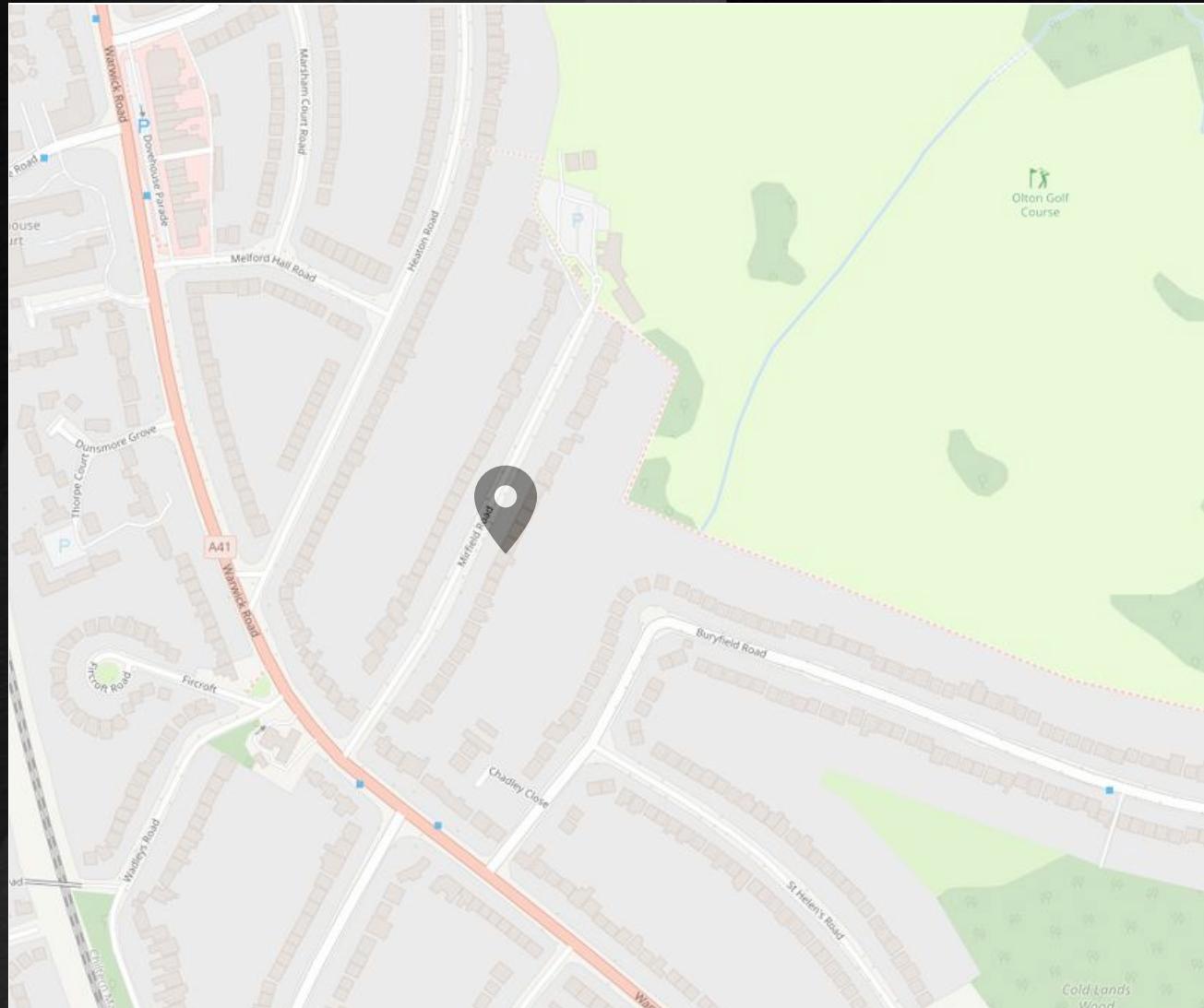
## VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

01564 777314 (option 4)

[premium@dmandcohomes.co.uk](mailto:premium@dmandcohomes.co.uk)

\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.\*



## LOCATION

Mirfield Road is just off the main A41, offering easy access to Solihull Town Centre, excellent state and private school. The popular Olton Golf Course is literally on your doorstep and Dove House Parade Shops are just a short walk away. Solihull boasts the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track, as well as Solihull's many shops, restaurants, bars and the John Lewis department store. It is well placed for Solihull Train Station, the M42 and M40 motorways which provides fast commuter links to the M1, M5 and M6. Birmingham International Airport and Railway Station are also within a short drive away.



YOUR PREMIUM AGENT

Call us on **01564 777314 (option 4)**

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