

RUSHBROOK HOUSE, NORTON LANE

TIDBURY GREEN



Rushbrook House, 136 Norton Lane,
Tidbury Green, Solihull, B90 1QT
£950,000

sb
simon burt
PRIVILEGE

www.simonburthomes.co.uk



KEY FEATURES

- Canopy porch
- Reception hall
- Guest cloak room
- Lounge with log burner
- Study
- Open-plan fitted living / dining kitchen
- Fitted utility
- First floor gallery landing
- 4 double bedrooms
- 3 En-suite shower rooms
- 'Jack & Jill' family bathroom (en-suite 4)
- Gas fired central heating
- Double glazing
- Private landscaped rear garden with summerhouse
- Detached double garage
- Driveway parking for multiple vehicles
- Private semi-rural cul-de-sac setting
- 2,789 square feet (including the garage)
- No Chain

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OVER 2,700
SQUARE FEET

OVERVIEW

Rushbrook House is a stunning, beautifully presented, well proportioned, modern, 4 double bedroom, 4 en-suite (including 'Jack & Jill' family bathroom), executive detached family residence, in excess of 2,780 square feet (including the garage), being peacefully, yet conveniently situated within this highly desirable, private, semi-rural village, cul-de-sac setting of only 5 exclusive detached properties. Having been maintained and much improved to an exceptional standard by the present owners, an early internal viewing of this most spacious home is strongly recommended to appreciate the high specification of the accommodation currently on offer.

Tidbury Green is a delightful village and civil parish within the Metropolitan Borough of Solihull, in the county of West Midlands and previously Warwickshire. At the beginning of the 20th century, the area was Tidbury Green Farm, which was owned by H. A. W. (Henry Aylesbury Walker) Aylesbury, having passed into his hands from the ownership of the Roberts family in the 1700s and early 1800s. The estate was sold in 1918 after Aylesbury's death, an example of land redistribution caused by the First World War.

Nowadays, Tidbury Green is renowned for its immediate proximity to the countryside, including greenbelt, woodland, and Earlswood Lakes, all of which are within comfortable walking distance. Additionally, there is a good range of local amenities which are well-liked by the local community, including a popular pub (and another on the way). For those who need to commute, Wythall, Earlswood and Whitlocks End railway stations are within walking distance, with Junction 3 of the M42 being but a short drive away also.

Solihull's town centre is also within easy reach and boasts a bustling high street and the enviable shopping and entertainment complex, Touchwood, containing multiple well known retail outlets, a huge variety restaurants and bars and a multi-screen cinema showing the very latest releases. It also enjoys over 1,500 acres of green space including Elmdon, Malvern and Brueton parks, which offer plenty of family recreational facilities and ornamental gardens to walk in, to the wilder Babs Mill Local Nature Reserve with its lake, river, and fishing areas. Additionally, the borough benefits from several outstanding state schools, including Tudor Grange and Arden academies, as well as a variety of well-regarded independent schools, with the historic, ISI 'excellent' rated, Solihull School being one of the most highly respected within the country.



VENDOR COMMENTS

Rushbrook House has been our home for the past six years. Since moving here we have spent time making it our perfect home and maximising our living space. Three years ago we remodelled the rear of the property, making it open plan. This space is the heart of our home and we spend a lot of time here cooking, eating, socialising and relaxing.

Installing a log burner in our lounge has created a cosy place to spend Winter nights and giving it a real country feel. Having four good sized, en-suite bedrooms has been extremely useful when our daughters were at home or when friends visited.

We really love the private location, it is quiet and secluded. We've got great access to the countryside and walk Burt (our dog) daily through Clowes Wood (less than a mile away). However, we're also only a short drive from Solihull Town Centre and a twenty minute journey by train into Birmingham from Wythall Station (a five minute walk away).

Our girls have now grown up and are building their own lives, so we've made the decision to move on and find a place where we can ultimately retire. Rushbrook House has been a wonderful family home and we will miss it.



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UNIQUE AND
ELEGANT

TENURE

We have been advised that the property is FREEHOLD However, you should check this with your legal advisor before exchanging contracts.

LOCAL AUTHORITY

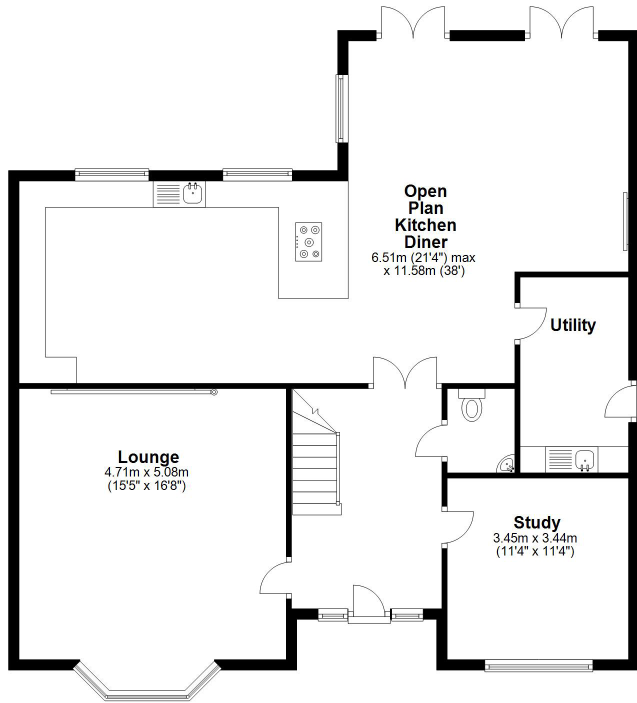
Solihull Borough Council - Council band G



FLOOR PLAN

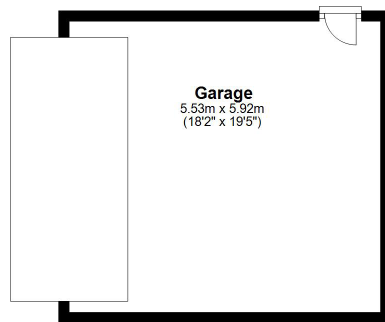
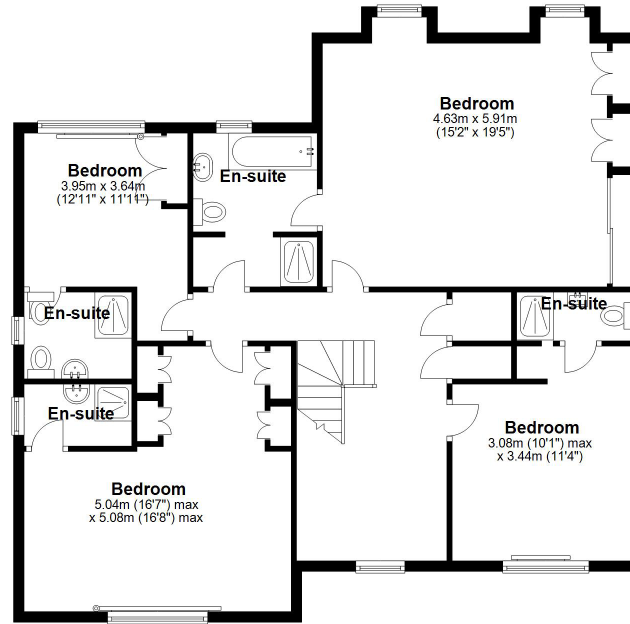
Ground Floor

Approx. 147.4 sq. metres (1586.5 sq. feet)



First Floor

Approx. 111.7 sq. metres (1202.6 sq. feet)



Total area: approx. 259.1 sq. metres (2789.1 sq. feet)

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STYLISH
AND LUXURY
LIVING WITH A
FAMILY FEEL





VIEWING ARRANGEMENTS

Simon Burt Privilege
0121 705 4040



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.