





'Harts are excited to bring to market this attractive, spacious family home which sits proudly in leafy Norton Lane. The property offers well-proportioned characterful accommodation with wonderful traditional features alongside a modern open-plan layout ideal for today's family life'

THE WHITE HOUSE is a beautifully presented traditional family home located on a prime residential lane in Tidbury Green. Built in the 1920's the property has been enlarged, refurbished, and modernised throughout, and has clearly been loved by its owners over many years.

High ceilings, stained glass leaded lights, beautiful fireplaces, and ornate ceiling roses are just a few wonderful features one would expect to find in a home of this age.

The approach offers an attractive driveway with plenty of parking for multiple cars and even more hidden behind secure double gates and beyond. The property façade is quintessentially traditional, with double bay windows and a spacious central porch. The welcoming hallway has a useful Guest Cloakroom and quality wooden flooring running through into the two reception rooms. Both the Living Room and the Drawing Room/Library have characterful fireplaces with feature surrounds and bay windows overlooking the driveway. In addition there is a lovely formal dining room with views over the rear garden.

In contrast to the three traditional reception rooms, the modern Family/Dining Kitchen has an open-plan arrangement and is fitted with a bespoke Shaker-style kitchen, styled sympathetically to match the rest of the home. Having an array of eye and base level units and multiple storage cupboards, soft close drawers, integrated appliances, and a fabulous central island ideal for informal dining. There is plenty of space for a large dining table and chairs as well as space for comfy lounging furniture where all the family can congregate. Bi-folding doors give access to the raised patio area where guests can spread out into the rear garden effortlessly. A useful utility with additional storage has plenty of space for extra white goods.

The first floor is just as fabulous. The Master Bedroom is not only very generous in size, but benefits from great views of the rear garden through French doors and a Juliet balcony. It also offers a spacious Dressing Room and beautifully fitted Jack and Jill En suite. There are three further double bedrooms and a wonderful large family bathroom which has been fitted tastefully and to a very high standard.





To complete this lovely home is the peaceful and superbly maintained landscaped garden which is hidden from neighbouring homes and offers a choice of sunny seating and dining areas depending on the time of day. Surrounded by mature hedgerow and ancient trees, the garden is certainly a very calming place to relax and enjoy the tranquility.

Hiding around a corner to the end of the garden sits a double garage, great for secure undercover parking or indeed to store garden furniture and tools. A super studio sits above the garage which has an open-plan living/sleeping area with log burner and an adjoining wet room. A flexible room that could be utilised as a private office area for those who work from home, a teenager studio, or a private guest suite for visiting friends and family.

This picturesque home blends beautiful period charm with a modern vibe and must be viewed to fully appreciate its qualities.



LOCATION TIDBURY GREEN

Tidbury Green is an established and sought-after residential, semi-rural location with fabulous countryside right on the doorstep with picturesque places to visit such as Earlswood Lakes, and with lots of public footpaths to explore. There are local amenities a short walk away and for a larger shopping experience there is a super retail part and Solihull town centre a short drive away. The area is popular with families moving into the area due to the great local schooling and secondary catchments. Commuting is made simple by being so close to the motorway networks and nearby train stations.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band G

ENERGY PERFORMANCE CERTIFICATE RATING: C We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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 and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS *Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.*

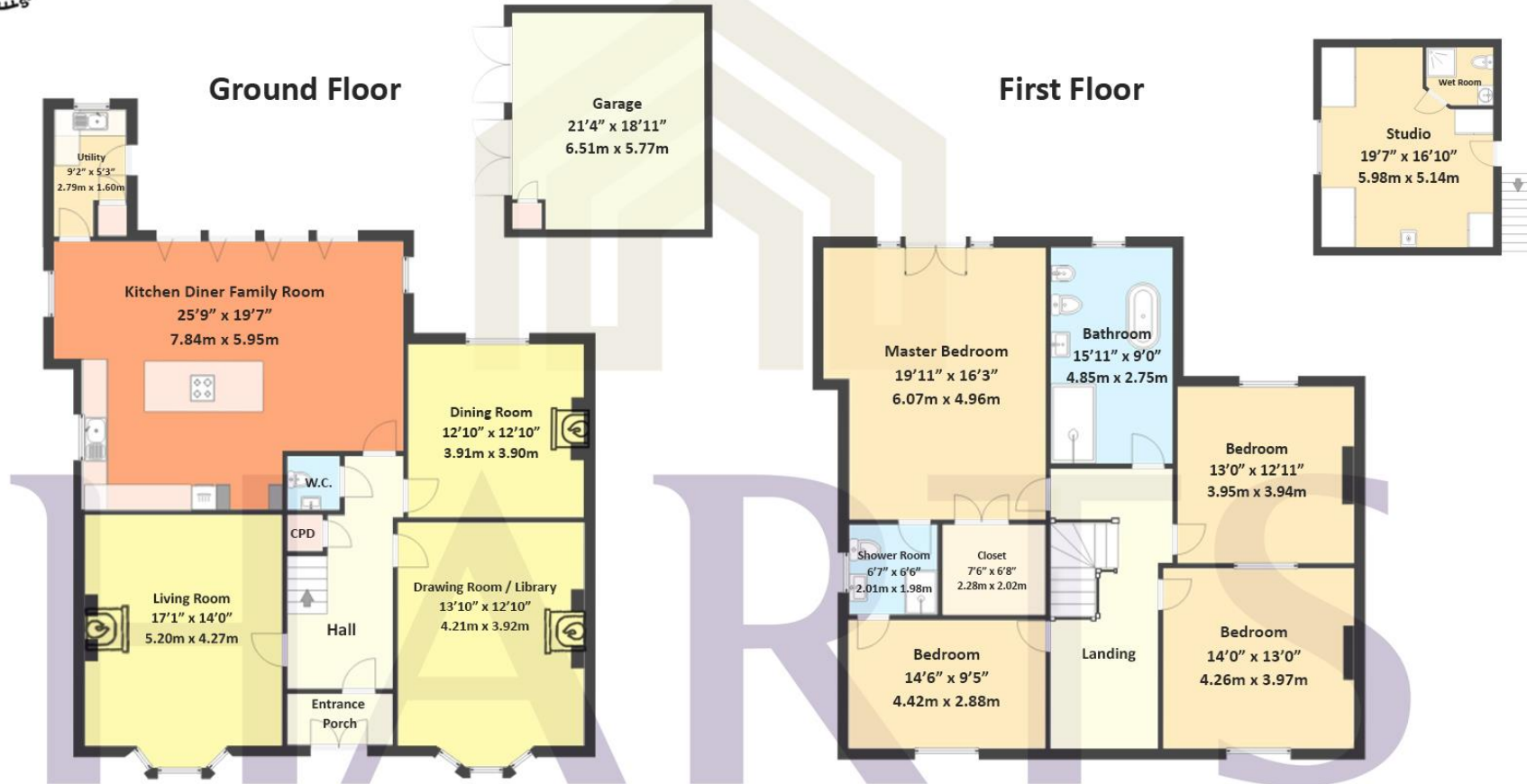






Total Internal Accommodation 300.27 square metres / 3232 square feet (excluding garage)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	69	82
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

