



LOVELACE AVENUE, SOLIHULL, B91 3JR
GUIDE PRICE £2,500,000

DRAFT



- XX No Upward Chain
- XX Six Double Bedroom Detached
- XX Set Over Three Floors
- XX Within A Highly Sought After Private Road
- XX Four Reception Rooms
- XX Breakfast Kitchen/Family Room
- XX Principal Suite With Ensuite & Sitting Room
- XX Pool House
- XX Landscaped Gardens

PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this six bedroom detached property providing accommodation extending to over 7,000 square feet and located on a private road in Solihull. Located towards the end of Lovelace Avenue and set on a wide and large plot with a gated driveway and lawned foregarden, this superb family home is set over three floors and truly requires internal inspection to be fully appreciated. In addition, to the rear of the property and beautifully screened is a large pool house which includes a gym and garden room. All ground floor accommodation is accessed via a most imposing entrance hallway with central solid oak staircase and includes four large reception rooms being living room, sitting room, dining room and study, together with a stunning open plan breakfast kitchen and family room extending to over 45 feet in length and benefitting from three sets of French doors opening onto the rear terrace. The ground floor also includes a guest cloakroom, ample storage, rear lobby with plant room and courtesy door leading into the double garage. To the first floor are four double bedrooms and four luxury bathrooms with a balcony which runs the full length of the property and has access from all bedrooms. The principal suite consist of a large bedroom, his and her walk in wardrobes, separate sitting room and large luxury ensuite. Bedroom two provides a further walk in wardrobe and a large luxury ensuite, with bedrooms three and four utilising a Jack and Jill ensuite. There is also a large luxury family bathroom. To the second floor are two further double bedrooms both with ensuite facilities and a further large room which offers the versatility to be used as either a games room, cinema room or further reception room. Outside the property is set within large landscaped southerly facing rear gardens which are mainly laid with lawn, with formal borders shrubs and trees. To the rear boundary is "The Orchard" a beautiful brick built complex providing a pool, gymnasium, garden room, shower and plant room. To the rear is a decked area and landscaped gardens. This large and stunning family home offers extremely versatile and stunning accommodation and your private viewing can be arranged by contacting Xact Homes on 01564 777284.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

COUNCIL TAX	Band G
TENURE	Freehold
SERVICES	Water meter, mains gas, electricity and sewers
GARDEN	South facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, fridge freezer, dishwasher, washing machine, tumble dryer, all carpets, curtains, blinds and light fittings, fitted wardrobes in six bedrooms, underfloor heating, garden shed, CCTV and electric garage door.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	80
(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		

ENTRANCE HALL

LIVING ROOM

27' 7" x 12' 6" (max) (8.40m x 3.80m)

DINING ROOM

19' 4" x 11' 4" (max) (5.90m x 3.45m)

BREAKFAST KITCHEN

32' 10" x 22' 0" (max) (10.00m x 6.70m)

FAMILY ROOM

22' 0" x 17' 3" (max) (6.70m x 5.25m)

SITTING ROOM

21' 8" x 17' 11" (max) (6.60m x 5.45m)

STUDY

13' 9" x 9' 0" (4.20m x 2.75m)

WC

8' 2" x 4' 7" (2.50m x 1.40m)

REAR LOBBY

GARAGE

18' 10" x 17' 7" (5.75m x 5.35m)

FIRST FLOOR

PRINCIPAL BEDROOM

26' 3" x 20' 4" (max) (8.00m x 6.20m)

WARDROBE

8' 8" x 8' 2" (2.65m x 2.50m)

WARDROBE

7' 7" x 5' 7" (2.30m x 1.70m)

ENSUITE

12' 6" x 9' 10" (max) (3.80m x 3.00m)

SITTING ROOM

13' 1" x 11' 6" (4.00m x 3.50m)

BEDROOM TWO

19' 0" x 13' 3" (5.80m x 4.05m)

WARDROBE

ENSUITE

13' 3" x 13' 0" (max) (4.05m x 3.95m)

BEDROOM THREE

17' 1" x 13' 3" (5.20m x 4.05m)

JACK N JILL ENSUITE

7' 7" x 6' 5" (2.30m x 1.95m)

BEDROOM FOUR

15' 5" x 13' 3" (4.70m x 4.05m)

BALCONY

66' 7" x 9' 10" (20.30m x 3.00m)

BATHROOM

11' 6" x 11' 2" (min) (3.50m x 3.40m)

LAUNDRY ROOM

7' 7" x 5' 11" (2.30m x 1.80m)

SECOND FLOOR

BEDROOM FIVE

17' 9" x 16' 9" (max) (5.40m x 5.10m)

ENSUITE

5' 7" x 5' 7" (1.70m x 1.70m)

BEDROOM SIX

24' 11" x 16' 5" (max) (7.60m x 5.00m)

ENSUITE

5' 11" x 5' 7" (1.80m x 1.70m)

GAMES ROOM/CINEMA ROOM

25' 11" x 24' 7" (max) (7.90m x 7.50m)

OUTSIDE THE PROPERTY

POOL HOUSE

SWIMMING POOL

38' 1" x 25' 11" (11.60m x 7.90m)

GARDEN ROOM

17' 1" x 14' 9" (5.20m x 4.50m)

GYM

15' 5" x 11' 2" (4.70m x 3.40m)

SAUNA

5' 11" x 4' 11" (1.80m x 1.50m)

SHOWER ROOM

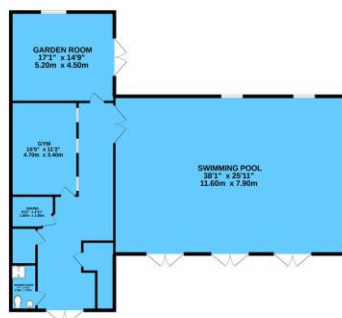
7' 7" x 4' 11" (2.30m x 1.50m)

LANDSCAPED GARDEN

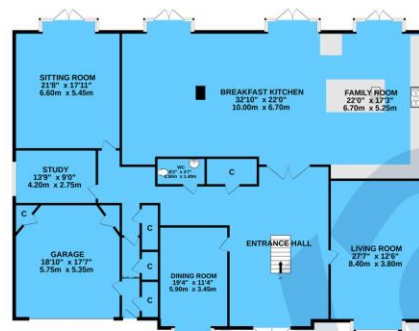




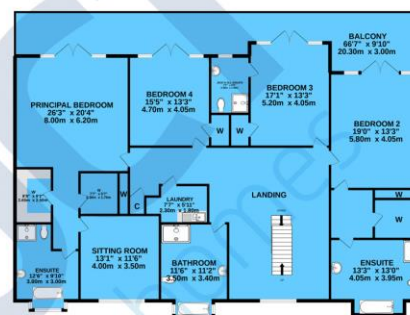
POOL HOUSE
1823 sq.ft. (169.3 sq.m.) approx.



GROUND FLOOR
3306 sq.ft. (307.1 sq.m.) approx.



1ST FLOOR
2742 sq.ft. (254.7 sq.m.) approx.



2ND FLOOR
1416 sq.ft. (131.6 sq.m.) approx.



TOTAL FLOOR AREA : 9286 sq.ft. (862.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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