

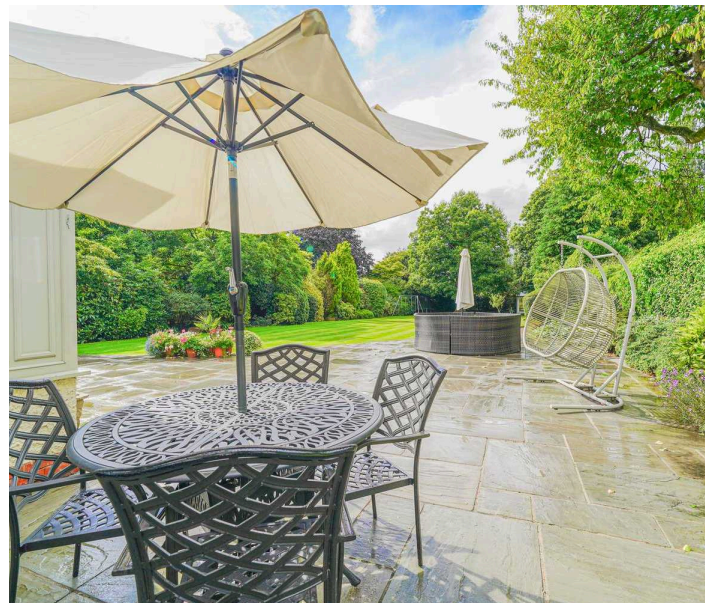
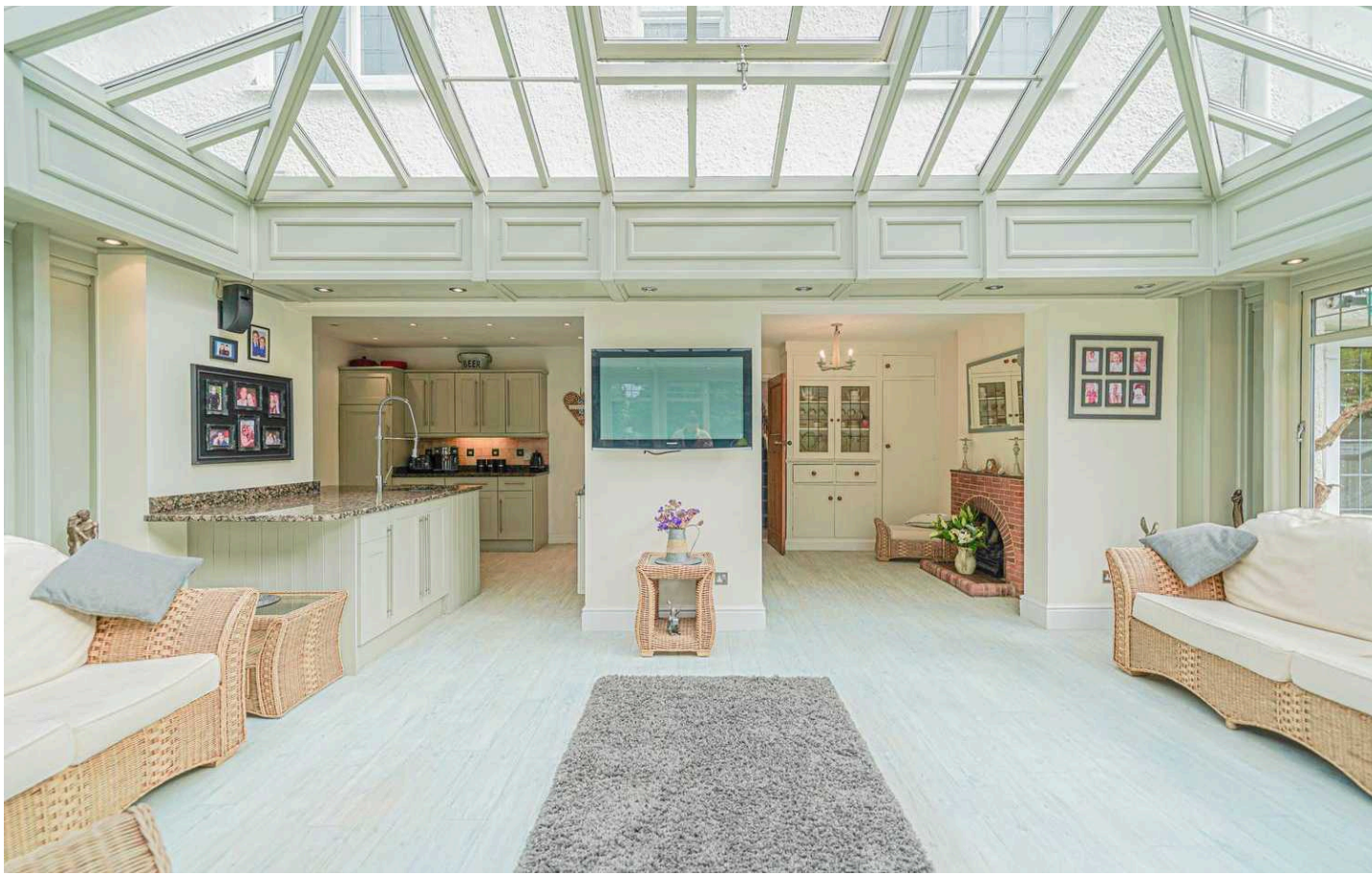


Brueton Avenue, Solihull

Guide Price £1,250,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Introducing an exceptional opportunity to acquire an impressive six-bedroom detached family home, exuding traditional charm and character in the heart of Solihull. Nestled on a prestigious avenue within walking distance to local amenities and schools, this substantial property sits on a sizeable plot along a picturesque tree-lined street. Boasting three floors of spacious living, this residence offers the potential to extend, subject to necessary planning permissions, making it an ideal investment for growing families seeking a forever home. Welcoming you in is the grand entrance hallway, hinting at the elegance that permeates throughout. The heart of the home lies in the stunning open-plan breakfast kitchen, seamlessly connecting to a large orangery bathed in natural light, providing exquisite views of the enchanting rear garden. The ground floor further features a dual-aspect living room, a spacious dining room for entertaining, and a convenient utility room with a guest toilet, all complemented by a sizeable twin garage.



Ascending to the first floor, five generously-sized bedrooms await, including a lavish principal bedroom replete with fitted wardrobes and a luxurious ensuite bathroom. The remaining bedrooms are serviced by a tastefully appointed family bathroom. The second floor presents a generously proportioned double bedroom with an ensuite and captivating garden views. Outside, the well-maintained westerly-facing rear garden beckons for al fresco gatherings, with an expansive patio seating area, vast lawn section, and a versatile garden room that is fully insulated, perfect for use as a home office year-round. This remarkable family home is encapsulated by its convenient location, ample off-street parking on the large driveway, and the promise of a lifestyle filled with comfort, sophistication, and endless possibilities.

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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold





- Impressive Six Bedroom Detached Family Home
- Set On A Prestigious Road In Solihull
- Walking Distance To Local Amenities & Schools
- Stunning Breakfast Kitchen & Orangery
- Beautiful Rear Garden
- Potential To Extend Subject To Planning Permission
- Large Private Driveway & Twin Garage
- Early Viewing Essential

PORCH

HALLWAY

LIVING ROOM

28' 7" x 12' 6" (8.71m x 3.81m)

DINING ROOM

17' 10" x 10' 11" (5.44m x 3.33m)

RECEPTION HALLWAY

9' 9" x 8' 4" (2.97m x 2.54m)

ORANGERY

19' 8" x 15' 0" (5.99m x 4.57m)

BREAKFAST KITCHEN

18' 1" x 9' 11" (5.51m x 3.02m)

UTILITY ROOM

9' 4" x 7' 1" (2.84m x 2.16m)

WC

2' 9" x 6' 0" (0.83m x 1.83m)

INTEGRAL TWIN GARAGE

17' 2" x 16' 6" (5.23m x 5.03m)



FIRST FLOOR

PRINCIPAL BEDROOM

17' 5" x 9' 9" (5.31m x 2.97m)

ENSUITE

11' 10" x 7' 9" (3.61m x 2.36m)

BEDROOM TWO

16' 4" x 12' 6" (4.98m x 3.81m)

BEDROOM THREE

14' 8" x 10' 0" (4.47m x 3.05m)

BEDROOM FOUR

12' 6" x 11' 4" (3.81m x 3.45m)

BEDROOM FIVE

8' 2" x 6' 2" (2.49m x 1.88m)

BATHROOM

8' 5" x 8' 2" (2.57m x 2.49m)

SECOND FLOOR

BEDROOM SIX

11' 2" x 9' 5" (3.40m x 2.87m)

ENSUITE

7' 4" x 6' 6" (2.24m x 1.98m)

TOTAL SQUARE FOOTAGE

260.1 sq.m (2800 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WELL MAINTAINED REAR GARDEN

PATIO SEATING AREA

GARDEN ROOM

9' 8" x 9' 5" (2.95m x 2.87m)



ITEMS INCLUDED IN THE SALE

Rangemaster free standing cooker, Rangemaster extractor, Miele fridge, Bosch dishwasher, all carpets and blinds, some curtains and light fittings, underfloor heating in conservatory, garden shed and fitted wardrobes in four rooms.

ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Broadband - Vodafone - fibre optic. Loft space - boarded.

MONEY LAUNDERING REGULATIONS

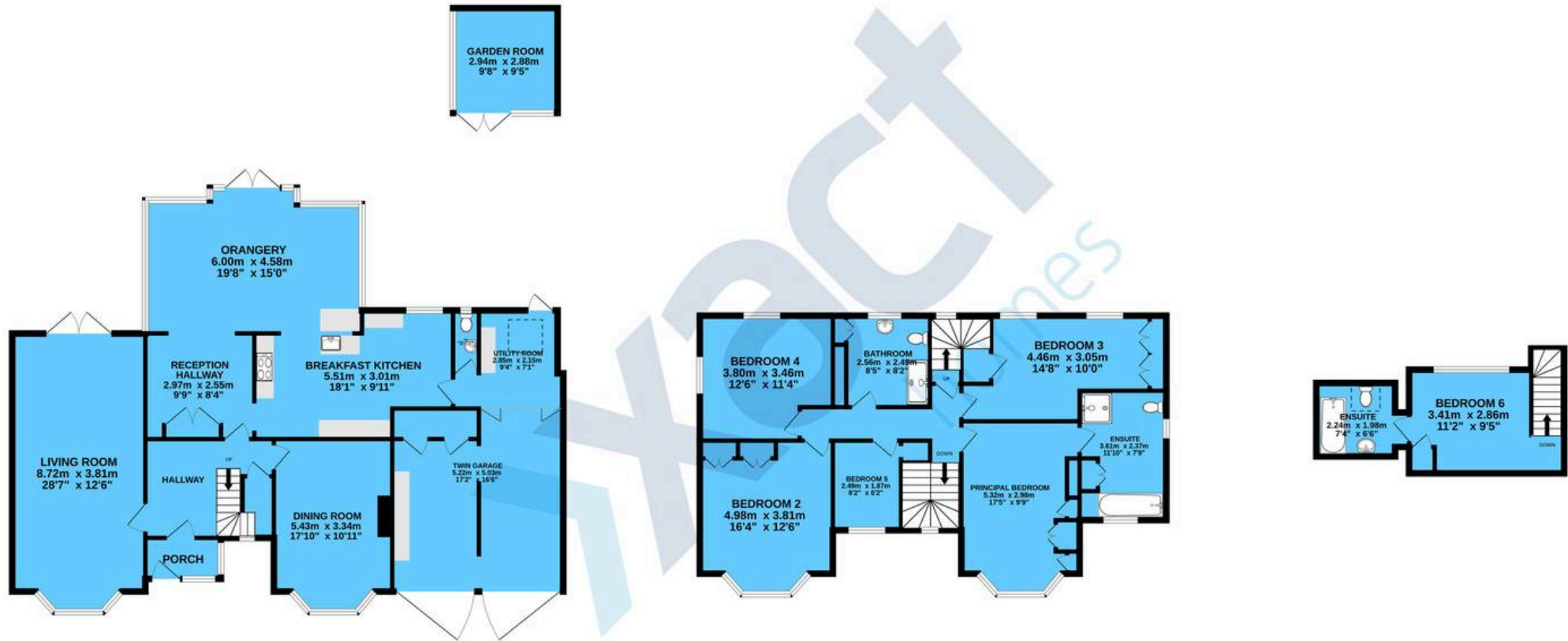
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 260.1 sq.m. (2800 sq.ft.) 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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