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**13 BRUETON AVENUE
SOLIHULL
B91 3EN**

Nestled between Brueton and Malvern parks in central Solihull, this impressive six-bedroom traditional, family home is graciously set back from the road on a sizable plot, featuring extensive gardens and ample driveway space, with potential to extend STP.

13 BRUETON AVENUE

This impressive residence commands a substantial plot in one of Solihull's most picturesque tree-lined areas. The traditional six-bedroom home offers a wealth of space and potential. Downstairs, the property features a large dual aspect lounge and a dining room with a bay window. A generous Shaker-style kitchen opens into a magnificent orangery, offering serene garden views. The expansive outdoor area, complete with a pristine garden and a charming summer house, presents further possibilities for extension subject to planning. This home not only captures the essence of luxury living but also offers the potential for personal touches, making it an ideal canvass for the discerning buyer.





Upon entering, guests are welcomed into an inviting hallway that leads to a spacious dual aspect lounge on the left and a sizeable dining room with a characterful bay window. At the heart of the home, the large Shaker-style kitchen is perfectly equipped for both cooking and social gatherings, enhanced by an expansive orangery that bathes the space in natural light and provides idyllic views of the meticulously landscaped garden. This area is an entertainer's dream, combining functionality with stunning aesthetics.







The upper floors are equally impressive, featuring five well-proportioned bedrooms, including four doubles and a single on the first floor, alongside a substantial family bathroom. The principal bedroom is a true retreat, boasting extensive fitted wardrobes and a spacious en-suite bathroom. Abundant natural light enhances the airy feel throughout. A neatly executed loft conversion hosts an additional double bedroom with its own en-suite and excellent storage solutions, maximizing the space.



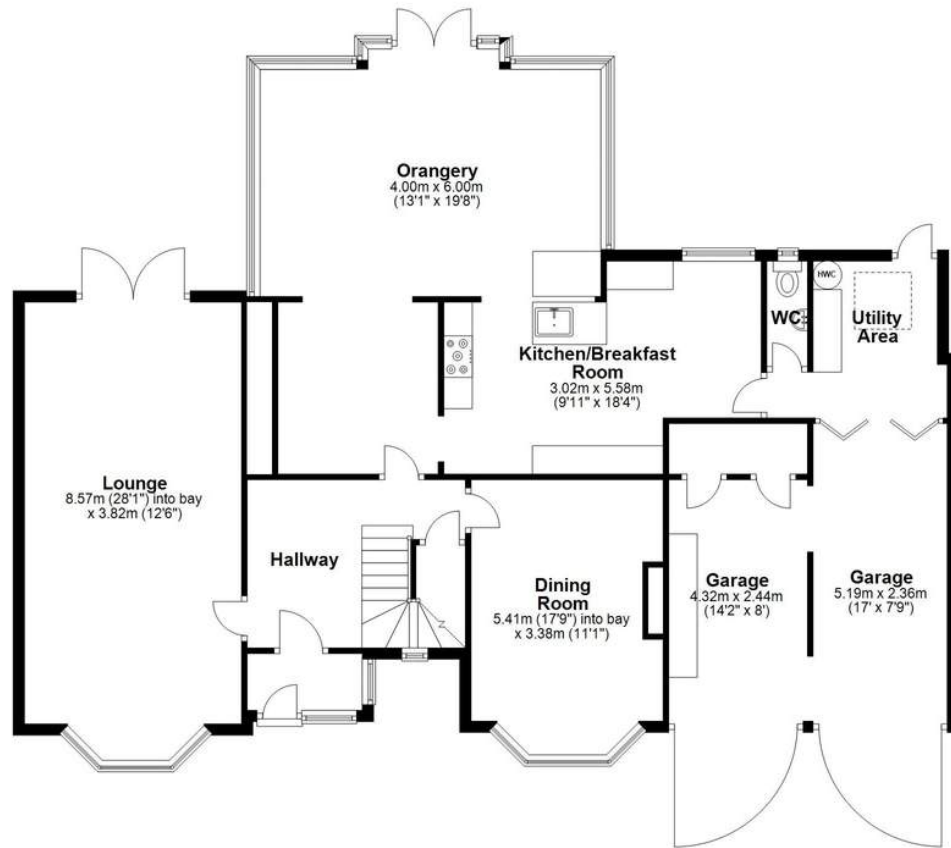
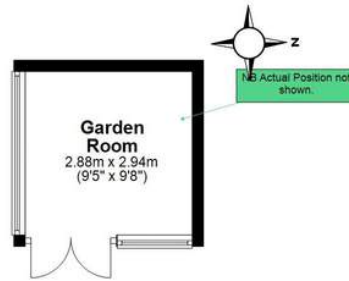






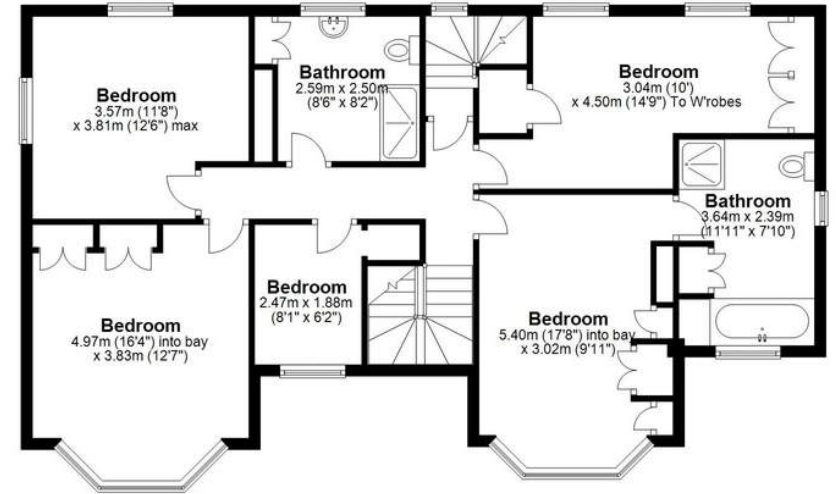
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Main area: approx. 147.5 sq. metres (1587.4 sq. feet)
Plus garden room, approx. 8.5 sq. metres (91.1 sq. feet)

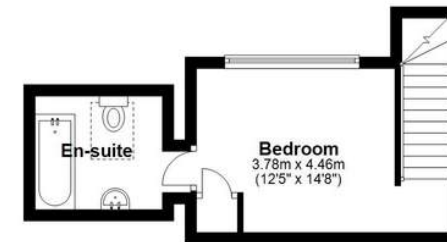


Main area: Approx. 260.1 sq. metres (2799.4 sq. feet)
Plus garden room, approx. 8.5 sq. metres (91.1 sq. feet)

First Floor
Approx. 94.1 sq. metres (1012.4 sq. feet)



Second Floor
Approx. 18.6 sq. metres (199.7 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 cannot be relied upon 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

- Traditional Six Bedroom Family Home
- Extensive Private Driveway
- Gorgeous Orangery with Garden Views
- Three Bathrooms
- Large Dual Aspect Lounge
- Immaculate Landscape Garden
- Potential to Extend STP
- Neat Loft Conversion with En-suite
- Close to Parks and Amenities

SIZE Total - 2,799 sq ft

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	Max download speed	Max upload speed
Standard	17 Mbps	1 Mbps
Superfast	-	-
Ultrafast	1000 Mbps	1000 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

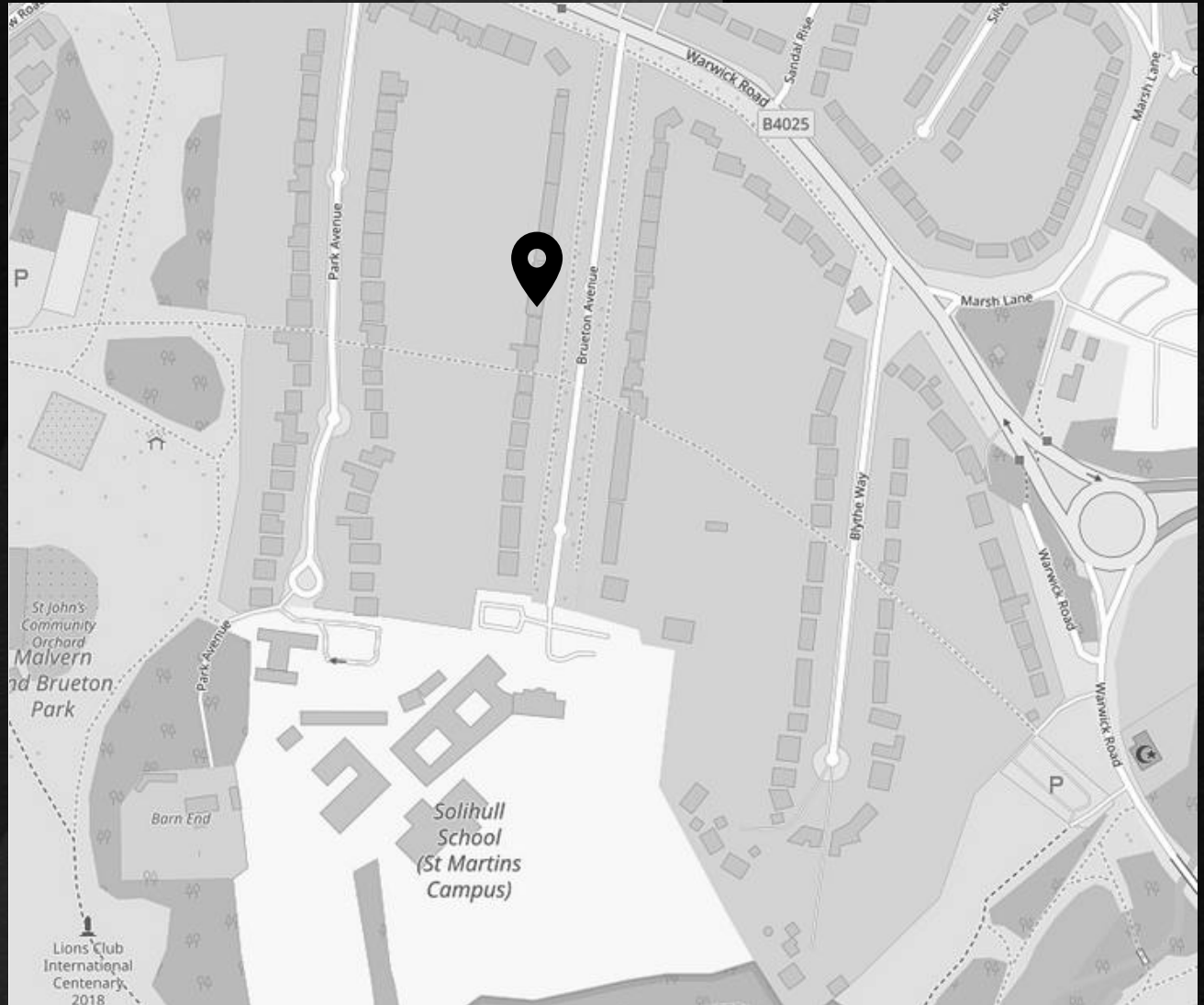
VIEWING

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

☎ 01564 777314 (option 4)

@ 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

A stone's throw from Solihull Town Centre which offers excellent state and private schooling. The renowned Touchwood Shopping Centre, Solihull's many shops, restaurants, bars and the John Lewis department store are just a short walk away.

Both Malvern and Brueton Park are on your doorstep, and access to the motorway network via the M42 and M40 motorways are just a couple of minutes away. Birmingham International Airport and Railway Station are also within a short drive away.

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

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