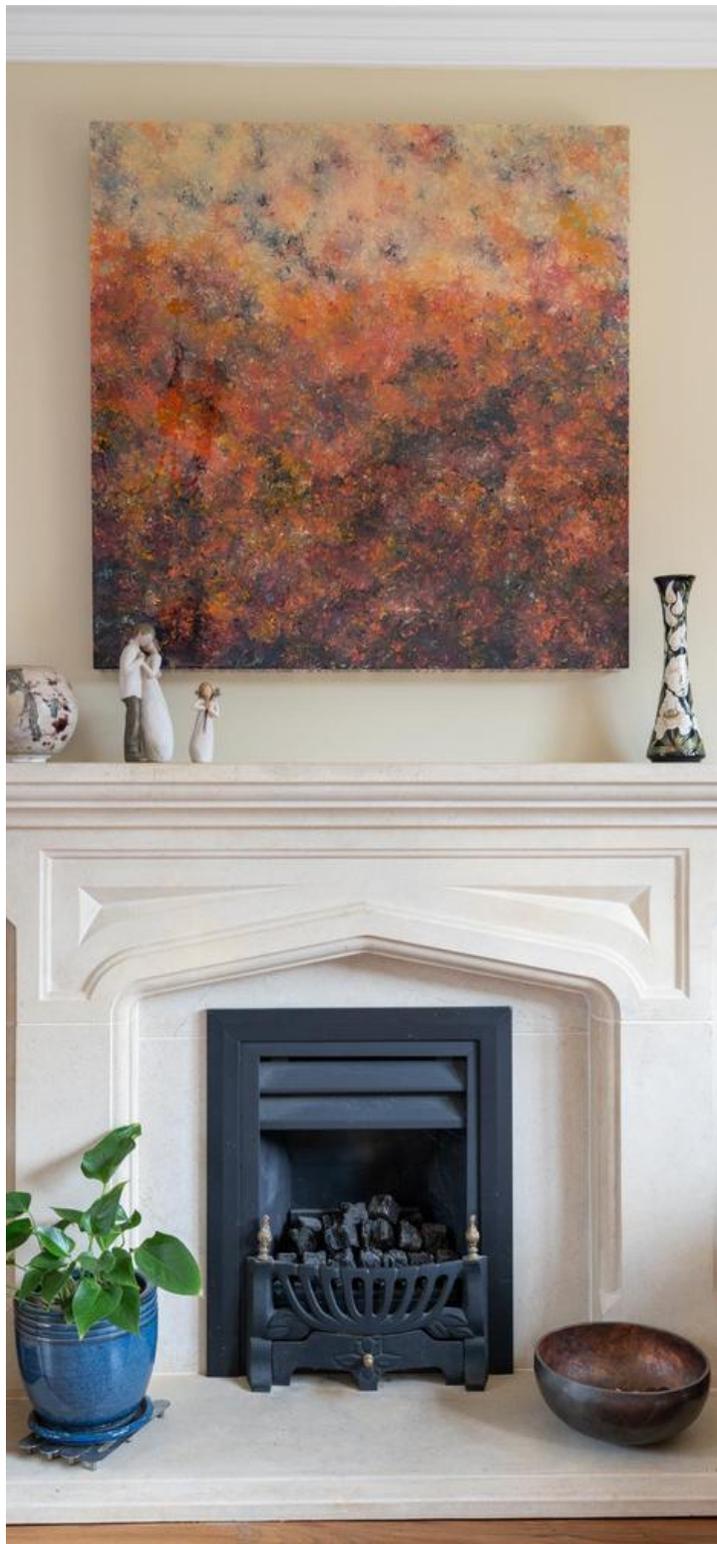




**DM&Co.**  
YOUR PREMIUM AGENT

**14 BRUETON AVENUE  
SOLIHULL  
B91 3EN**

Beautifully presented five-bedroom detached home offering stylish interiors. Featuring a spacious Siematic kitchen, a vaulted family room and three reception rooms. The principal bedroom boasts a Juliet balcony and a dressing area, while landscaped gardens offer extensive outdoor entertaining space. Conveniently located within walking distance of Solihull Town Centre, Malvern & Brueton Park.



# 14 BRUETON AVENUE

This stylish five-bedroom detached home offers a seamless blend of style, space, and functionality. A welcoming oak-framed porch leads into a spacious hallway with solid oak parquet flooring, flowing into three well-proportioned reception rooms. The Siematic kitchen is a standout feature, equipped with integrated Miele appliances, a steam oven, a walnut breakfast bar, and a Quooker hot water tap. A vaulted family room with bifold doors opens onto the professionally landscaped rear garden, creating an ideal space for entertaining. The ground floor also benefits from a utility room, guest WC, and integral access to a double garage, with one half converted into a home gym.

Upstairs, the bright and airy landing leads to five well-sized bedrooms. The principal bedroom enjoys dual aspects, a Neville Johnson fitted dressing area, an en-suite shower room, and a Juliet balcony overlooking the garden. Two further double bedrooms include custom Neville Johnson furniture, while the fifth bedroom is currently used as a study. The family bathroom features a freestanding bath and a separate shower.

Externally, the property boasts a block-paved driveway with parking for multiple vehicles and an EV charging point. The beautifully landscaped rear garden offers a large patio, feature lighting, a storage shed, and a summer house with power and lighting. A rare opportunity to acquire a home of this calibre, ideally suited for families looking to upsize or those seeking proximity to Solihull School and town centre amenities.





A striking oak-framed porch welcomes you into the spacious entrance hallway, enhanced by solid oak parquet flooring and oak doors leading to the reception rooms. The elegant Siematic kitchen is equipped with high-end integrated Miele appliances, including a steam oven, and is complemented by a stylish walnut breakfast bar. A step down leads to the impressive family room, featuring a vaulted ceiling, bifold windows, and doors opening onto the landscaped garden, seamlessly blending indoor and outdoor living.

The separate utility room offers ample storage and provides direct access to the integral garage and home gym. The dual-aspect lounge is a refined yet cosy space, complete with a feature York stone fireplace, gas fire, and French doors leading to the garden. The dining room, located at the front, benefits from a walk-in bay window, an attractive fireplace, and built-in wall units. A well-appointed guest WC completes the ground floor.









The spacious landing leads to five well-proportioned bedrooms. The principal bedroom is a standout, offering dual aspects, a Neville Johnson fitted dressing area, French doors with a Juliet balcony overlooking the rear garden, and a luxurious en-suite shower room.

The second double bedroom enjoys a bay window to the front, while the third double bedroom overlooks the rear garden. The fourth and fifth bedrooms are set slightly apart from the main landing, each featuring Neville Johnson fitted furniture. The beautifully designed family bathroom boasts a freestanding feature bath and a separate shower, providing a spa-like retreat.







The property is set behind a block-paved driveway with ample parking for multiple vehicles and features an EV charging point. The double garage provides extensive storage, with one section converted into a functional home gym.

The professionally landscaped rear garden is a private sanctuary, offering a generous patio area for entertaining, feature lighting, and a neatly manicured lawn. A well-equipped summer house with power and lighting provides additional versatility, while a side access point enhances convenience.

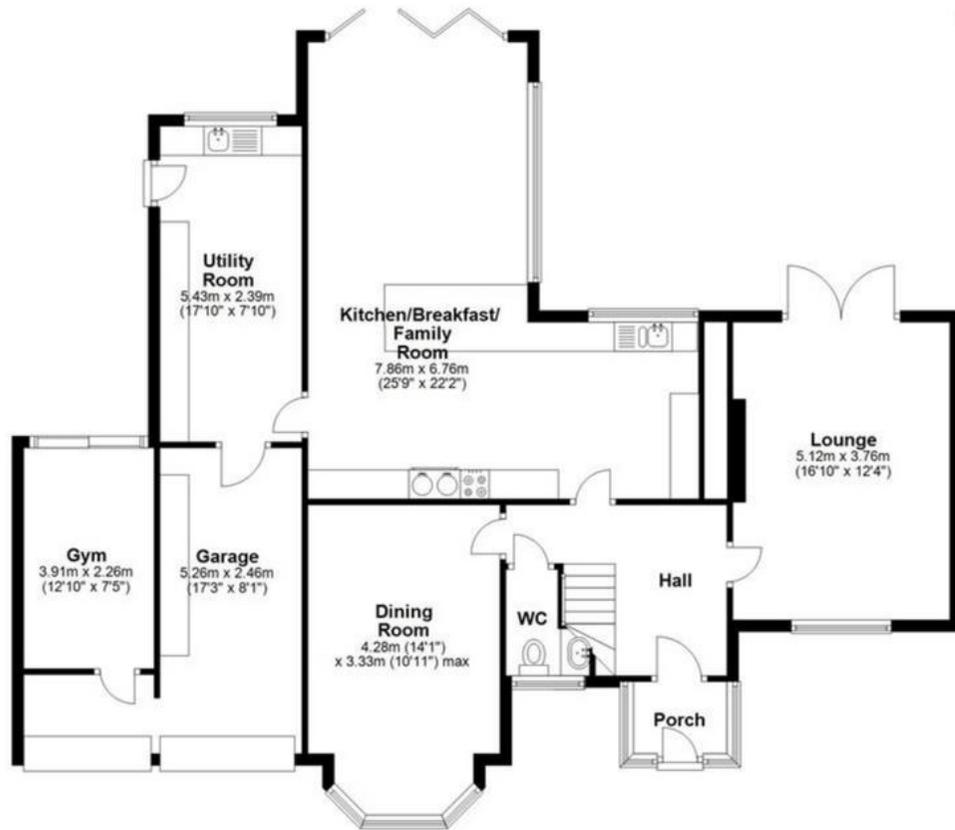




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

### Ground Floor

Approx. 131.0 sq. metres (1410.4 sq. feet)



### First Floor

Approx. 94.6 sq. metres (1018.7 sq. feet)



Total area: approx. 225.7 sq. metres (2429.1 sq. feet)

This floor plan is for information purposes only; it 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

- Outstanding Renovated 1930's Family Home
- Five Spacious Bedrooms
- En-Suite to Principal Bedroom
- Siematic Kitchen with Miele Appliances
- Vaulted Family Room with Bifold Doors
- Three Elegant Reception Rooms
- Private Landscaped Garden with Patio & Summer House
- Garage and Home Gym
- EV charging point
- Prestigious Location near Solihull Town Centre & Parks

**SIZE** Total - 2,429 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
Ultrafast	1800 Mbps	1000 Mbps

**Network in the area:** OpenReach, VirginMedia & City Fibre

## 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 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.\*



## 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 Bructon 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.

*DM&Co.*

**YOUR PREMIUM AGENT**

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

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