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YOUR PREMIUM AGENT

**3 BRUETON AVENUE
SOLIHULL
B91 3EN**

A much-loved five bedroom home dating from the 1920s, complete with three reception rooms, a wide plot and mature garden, ideally positioned in a sought-after Solihull setting close to parks, schools and excellent transport links. It offers wonderful potential for the next owner to create their forever home in a fantastic location.

3 BRUETON AVENUE

This delightful five bedroom detached home has been a much-loved family residence for over fifty years. Built in the late 1920s, it sits on one of Solihull's prettiest tree-lined avenues close to the green open spaces of both Brueton and Malvern Parks.

The house itself combines period character with the scope to adapt and shape it further to modern living. Generous proportions flow through every room, offering space for both family life and entertaining. With three reception rooms, five bedrooms and a large west facing garden, it provides flexibility for growing families or those who want home working options.

Set back from the road with a large driveway and surrounded by mature planting, the house enjoys privacy while still being close to the town centre, schools and transport links. This is a home that balances heritage with practicality and space with comfort, offering the chance to make it your own for the next chapter.





Step through the painted blue front door into a welcoming porch and a wide hallway where a grandfather clock has long held pride of place. To the left, the dining room is framed by a bay window that fills the space with natural light, while to the right a large dual aspect lounge creates a warm and inviting setting with views across the mature garden. Sliding doors lead into a separate study, ideal for home working, with its own access to the garden. At the heart of the home, the breakfast kitchen is well-proportioned with ample space for cooking, dining and informal gatherings. Beyond the kitchen are useful additions: a traditional gardener's WC, a utility room and access to two garages – one a full tandem and the other a generous single, providing plenty of storage and workshop potential.





The first floor offers five bedrooms, four of which are generous doubles and one that has been adapted as a second office. The principal bedroom stands out with its dual aspect windows creating a bright, airy space and direct access to a large en suite bathroom. Each of the other bedrooms offers flexibility for family use, guests or hobbies.

The proportions of the rooms reflect the house's 1920s origins, giving a sense of space and comfort that is rare in more modern homes. With scope to refresh décor or layout, the upstairs provides a wonderful balance of practicality and potential.



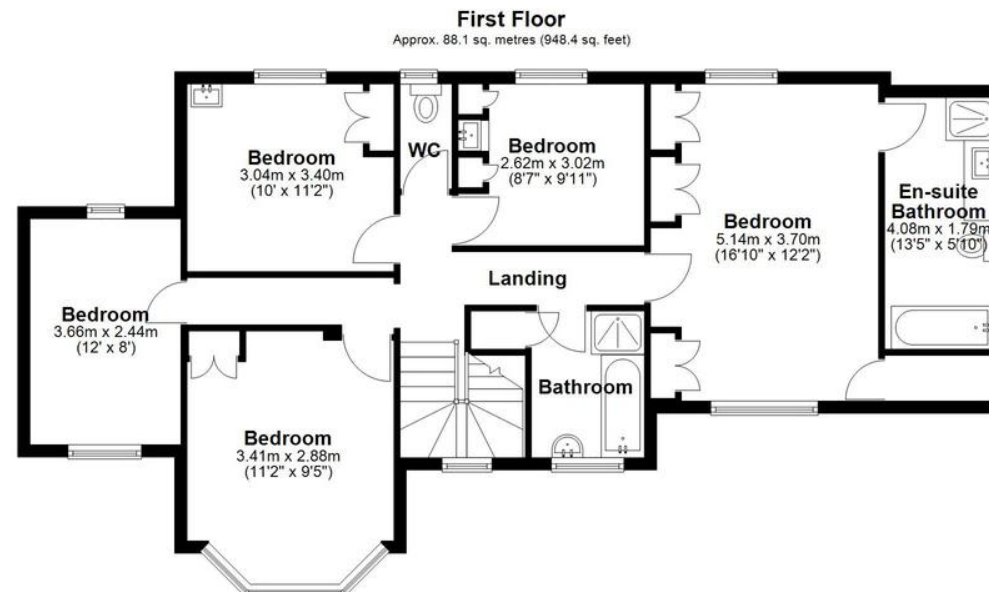
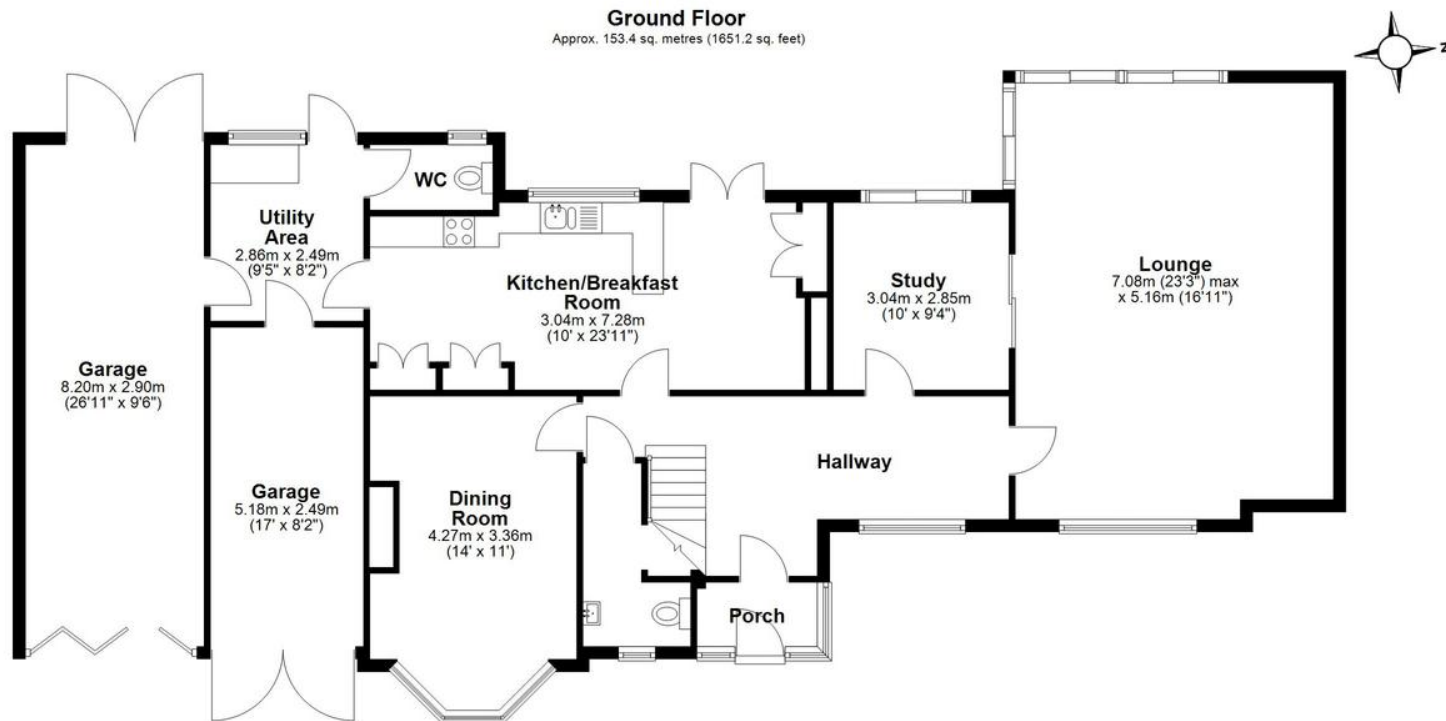




The front drive provides parking for several vehicles, complemented by the two garages that add both convenience and versatility. To the rear, the west facing garden is a real highlight. Mature planting frames a generous lawn, while a paved patio provides space for outdoor dining and gatherings. The garden has been well cared for over the years and now offers an inviting backdrop for family life or quiet enjoyment, with room to landscape further should you wish.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total area: approx. 241.5 sq. metres (2599.6 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

- 1920s Character Home
- Five Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Spacious Breakfast Kitchen
- Tandem Garage and Single Garage
- Large West Facing Garden
- Excellent Driveway Parking
- Potential to Extend STP

SIZE

Total - 2,599 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	1,800 Mbps	1,000 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

MOBILE

Network in the area: EE, 02

PARKING

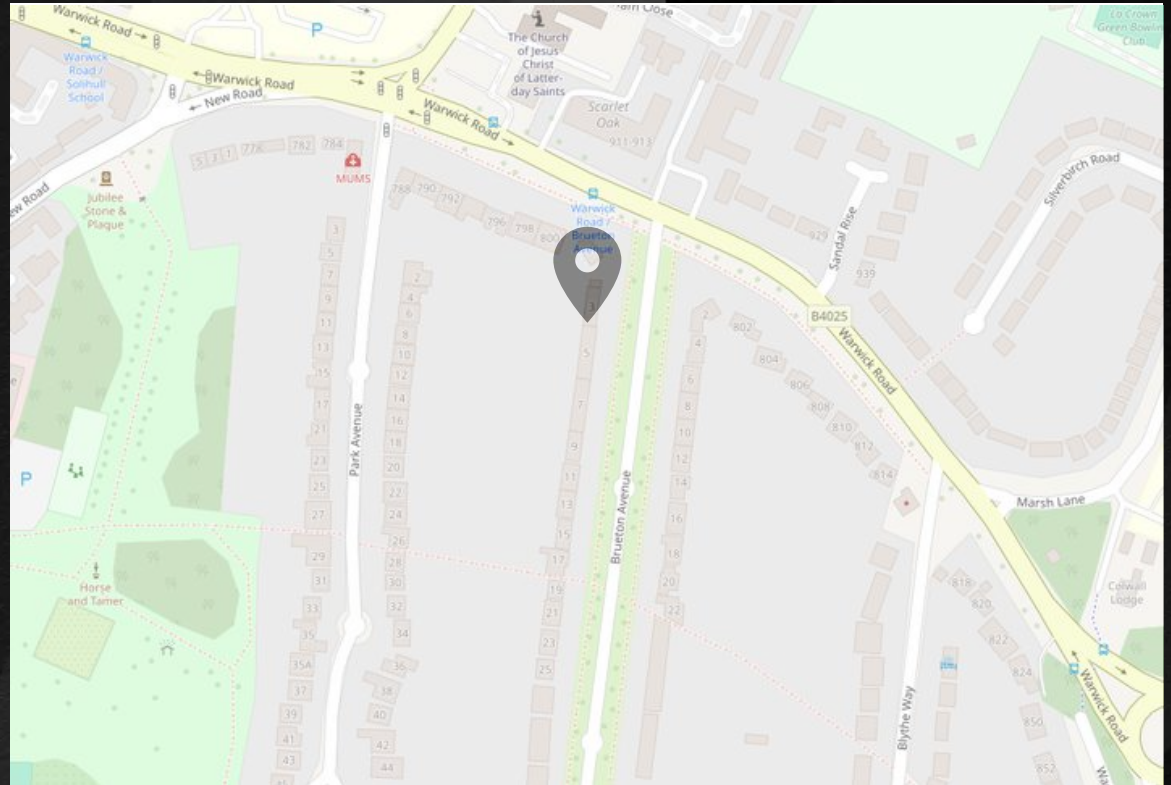
Tandem Garage and Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

Set in one of the area's most desirable neighbourhoods, the property enjoys a balance of tranquillity and convenience. Families are drawn by excellent state and private schooling, while independent shops, cafés, and restaurants are close at hand along with the famous Touchwood Shopping Centre. Green spaces – Brueton & Marvern parks, provide room to explore, while nearby road and rail links place surrounding towns and Birmingham city centre within easy reach, making this a location that perfectly blends lifestyle and accessibility.

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.

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