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YOUR PREMIUM AGENT

**2 BRUETON AVENUE
SOLIHULL
B91 3EN**

Positioned on one of Solihull's most desirable residential roads, this substantial detached home offers excellent family accommodation approaching 2,600 sq ft. Set within a generous plot with mature gardens, double garage and ample parking, the property provides a fantastic opportunity to create a wonderful long-term family home.

2 BRUETON AVENUE

A substantial detached family home positioned on one of Solihull's most desirable residential roads. Offering generous accommodation approaching 2,600 sq ft, the property has been a much-loved family home for many years and provides an excellent opportunity for the next owners to personalise and modernise to their own taste, subject to planning. Set within a generous plot with mature gardens, ample parking and a double garage, the property offers excellent space both inside and out.





The welcoming reception hallway provides access to the principal living spaces, including a spacious triple aspect lounge featuring a bay window overlooking the front gardens and a traditional fireplace creating a comfortable setting for everyday living, with sliding doors leading to a large sunroom to the rear. An additional reception room provides additional flexibility which would work well as a home office or family room, whilst the neighbouring dining room offers excellent space for entertaining.

The breakfast kitchen features a range of fitted units, integrated appliances and a dining area overlooking the front garden, however its the potential here to expand the kitchen through into the garage space that is really appealing. A separate utility room and downstairs WC complete the ground floor accommodation.







The first floor provides three good sized bedrooms, with the principal bedroom benefiting from a large en-suite bathroom. The other two bedrooms are generously sized, light filled doubles sharing use of the family bathroom.

The loft has also been converted providing two further rooms, offering flexibility for a variety of uses including occasional bedrooms, hobbies rooms or storage. The overall accommodation provides a fantastic balance of space and adaptability.







The property occupies an impressive 0.37 acre plot with gardens wrapping around the property, creating a wonderful sense of space and privacy. The mature gardens feature generous lawns, established borders and mature planting, providing a peaceful outdoor setting with excellent potential for landscaping and entertaining.

A substantial driveway, with access from both Brueton Avenue and Warwick Road, provides parking for multiple vehicles and leads to the double garage, offering valuable storage and secure parking. The combination of the generous grounds and sought-after location makes this a rare opportunity within Brueton Avenue.



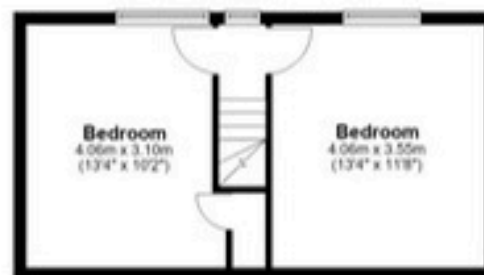
Ground Floor
Approx. 144.1 sq. metres (1550.6 sq. feet)



First Floor
Approx. 64.6 sq. metres (695.4 sq. feet)



Second Floor
Approx. 30.9 sq. metres (332.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	48 E	
21-38	F		
1-20	G		

Total area: approx. 239.6 sq. metres (2579.1 sq. feet)

This floor plan is for illustration purposes only. This is not intended to be a measured/located survey or comply with RICS guidelines. All measurements (including total floor area) readings, 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 PlanIt).

FEATURES

- Traditional Five Bedroom Detached Family Home
- Prime Solihull Location
- Generous 0.37 Acre Plot
- Access from both Brueton Avenue & Warwick Road
- Mature Private Garden
- Double Garage
- Substantial Potential to Extend STP
- NO UPWARD CHAIN

SIZE Total - 2,579 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	5500 Mbps	5500 Mbps

Network in the area: OpenReach, CityFibre

MOBILE

Network in the area: EE - 87%, Vodafone - 83%, Three - 87%
O2 - 83%

PARKING

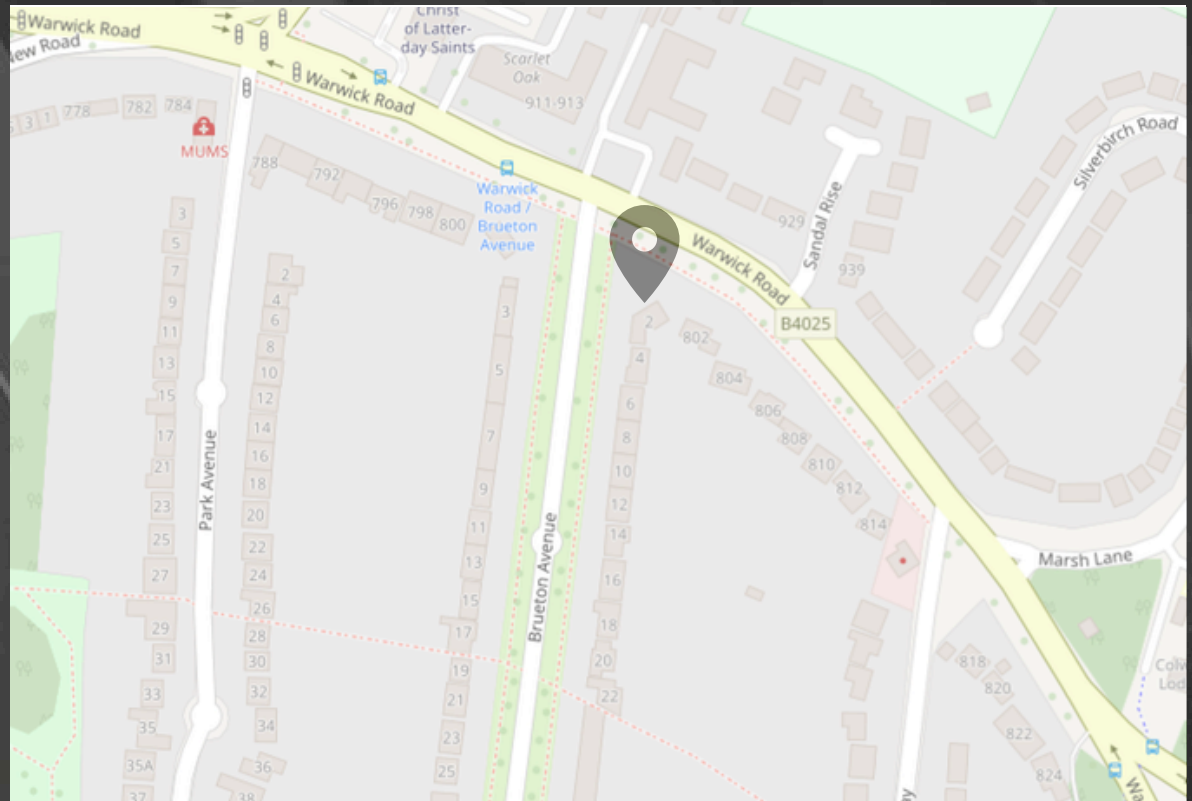
Garage & Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

Brueton Avenue is regarded as one of Solihull's most desirable residential locations, ideally positioned for access to the town centre, excellent local schools and a wide range of amenities. Solihull offers an excellent choice of shops, restaurants and leisure facilities, while nearby transport links provide convenient access to Birmingham and London. The area is particularly popular with families due to its established neighbourhoods, green spaces and excellent schooling options.

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.

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