

8 Linton Avenue
Solihull | West Midlands | B91 3NN

FINE & COUNTRY

8 LINTON AVENUE



An impressive five-bedroom detached family home, occupying a prominent position on a peaceful, tree-lined avenue, with beautifully appointed interiors, exceptional open-plan living spaces and a private landscaped garden.


LINTON AVENUE

GROUND FLOOR

Occupying a prominent position at the entrance to a peaceful, tree-lined avenue, this impressive five-bedroom family home offers beautifully proportioned accommodation, thoughtfully designed living spaces and a versatile layout ideally suited to modern family life.

The property makes an immediate impression on arrival, with its distinctive position providing an attractive approach. Inside, a welcoming, spacious entrance hallway with elegant marble-effect flooring and a neutral colour palette sets the tone for the accommodation beyond.

At the heart of the home is a magnificent open-plan kitchen, dining and sitting room, designed to bring family and friends together. A large roof lantern floods the space with natural light, while an expansive stretch of glazed doors opens onto the garden, creating a wonderful connection between indoor and outdoor living. Whether enjoying relaxed family meals or entertaining guests, this impressive space provides a welcoming and sociable setting.

The accommodation is further enhanced by a dedicated home office, ideal for those working remotely, alongside a versatile additional reception room that could serve equally well as a playroom or garden room. With double sliding doors opening directly onto the garden, this flexible space offers a peaceful retreat or an additional area for family activities.





























FIRST FLOOR

Upstairs, five generously proportioned double bedrooms provide ample accommodation for family and guests. The principal bedroom benefits from its own dressing area and a spacious en suite bathroom with a bath, while a further bedroom also enjoys en suite facilities. A separate family bathroom serves the remaining bedrooms. Neutral décor throughout creates a calm and inviting atmosphere.





















OUTSIDE

Outside, the garden offers a combination of lawn and patio areas, providing space for outdoor dining, entertaining and play. Its distinctive triangular shape adds character and interest, while the generous glazed openings from the main living areas and garden room allow the outdoor space to become a natural extension of the home.

A double garage with two individual up-and-over doors, additional off-road parking and convenient side access complete the practical features of this appealing property.

The current owners have thoughtfully improved the layout to maximise space, flexibility and everyday comfort, creating a home that balances impressive entertaining areas with the practical demands of family life.





LOCATION

Linton Avenue enjoys a convenient setting within easy reach of Solihull town centre, approximately a 20-minute walk or five-minute drive away. The town offers an excellent selection of shops, restaurants, cafés and leisure facilities, together with a range of everyday amenities.

The property is also conveniently situated for local schooling, including St Augustine's and St Peter's, while nearby Whitefields Road provides access to local bus services.

Combining a distinctive setting, spacious accommodation and excellent versatility, this is a wonderful opportunity to acquire a substantial family home in a well-connected Solihull location.











INFORMATION

Services, Utilities & Property Information:
Utilities – Mains electricity, gas and water
Sewerage – Mains drainage
Smart systems – Smart heating controls and an app-connected alarm system.
Property Type – Detached house
Construction Type – Brick and block construction with tiled roof
Council Tax Band – G (Solihull Metropolitan Borough)
Tenure – Freehold
Mobile Phone Coverage – 4G and 5G availability; We advise you to check with your provider.
Internet Connection – Ultrafast FTTP available; We advise you to check with your provider.
Parking – Double garage and driveway parking for approximately three vehicles.
Tenure: Freehold EPC: TBC Council Tax Band: G

Agent's Note
The property is subject to restrictive covenants contained within the title deeds. Further information is available upon request.



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Floor 0 Building 1



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Approximate total area(1)

260 m²

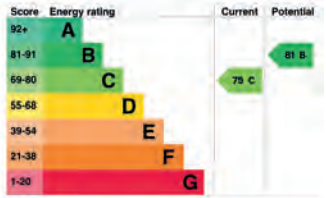


Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Property Redress

APPROVED CODE TRADINGSTANDARDS.UK

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 05.11.2026

FINE & COUNTRY



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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



LOUISE CARR-SMITH

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Having lived and worked in Solihull and its surrounding towns and villages for over two decades, I have developed an extensive local network and a thorough understanding of the area's property market. I take pride in offering considered, knowledgeable advice and a tailored service, helping clients navigate their property journey with confidence.

My passion for property began at an early age, inspired by my architect father and a childhood surrounded by beautiful homes and architecture. That lifelong interest has developed into a successful career spanning over a decade in residential sales and lettings, supported by extensive experience in property investment and portfolio management. I combine this expertise with strong commercial insight, skilled negotiation and a genuinely personal approach to achieving the best possible outcomes for my clients.

THE FINE & COUNTRY FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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