



79 Lovelace Avenue

Solihull

theAgents
property consultants

79 Lovelace Avenue is a house of great architectural merit.

A Mid Century Home designed by D. Rosslyn Harper of Yorke, Harper and Harvey for his family home, inspired by the work of Frank Lloyd Wright Prairie house. This influence is reflected throughout the build.

With Mid Century style experiencing a renaissance, this property is now highly desirable again.

Situated on a generous 0.33 acre plot, with further land available by separate negotiation, all located on arguably one of the most sought after roads in Solihull.

**79 LOVELACE AVENUE
SOLIHULL**

Summary

A rare opportunity to acquire this unique, grade II listed, four bedroom detached family home. Built in the 1950s by British architect D. Rosslyn Harper and inspired by the work of architect and pioneer Frank Lloyd Wright. His influences are evident at 79 Lovelace Avenue, with its distinctive materials; detailed brick, timber and glass, horizontal profile, central hearth, as well as the clear relationship that exists between the internal living spaces and the garden. Conveniently located within one mile of Solihull City Centre, benefiting from its proximate transport links, lifestyle and education amenities, whilst profiting from the discretion of its private location. The property extends to 2,184 ft² however, there is already planning permission in place to extend the house if you should so wish, a copy of the plans can be obtained from the office on request.

Ground Floor

On entering the property you are greeted by the hallway, with a feature staircase, which was and still remains a key characteristic of the house. To the left of the entrance, a generous open plan living room with the original brick hearth and bespoke built-in furniture, with wrap around windows allowing light to flood through the property. This theme continues throughout the build and is an identifiable style of this architect. Leading on from the living room is a gallery kitchen, with breakfast area, complete with a separate utility. The master bedroom is located directly off the hallway, which benefits from a mirrored dressing room and ensuite, that doubles as the ground floor w/c.

First Floor

On the first floor there are three further bedrooms. Family bathroom and shower room.

Outside

The property benefits from front, side and rear gardens. It is situated in a generous 1/3 acre plot, maximising views over the spacious front garden, following the prairie style that Frank Lloyd Wright pioneered. Outside there is ample driveway parking which will comfortably fit multiple cars, as well as a double garage. There is also a further plot of land available by separate negotiation.

Location

Solihull offers wide ranging amenities, including an excellent selection of both private and public schools, for all ages. Lovelace Avenue is within walking distance to the centre of town, which is home to the renowned Touchwood centre, a shopping and leisure complex. There are an abundance of parks providing abundant green spaces, fundamental to physical and mental wellbeing, as well as a number of gyms and leisure centres. Solihull train station offers convenient access to both Birmingham and London Marylebone. Birmingham International Airport is within a 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40, making it highly convenient for commuters.

Services to the Property

All mains are connected

Local Authority

Solihull District Council

EPC Rating

Exempt Grade II listed

Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents 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 and 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.









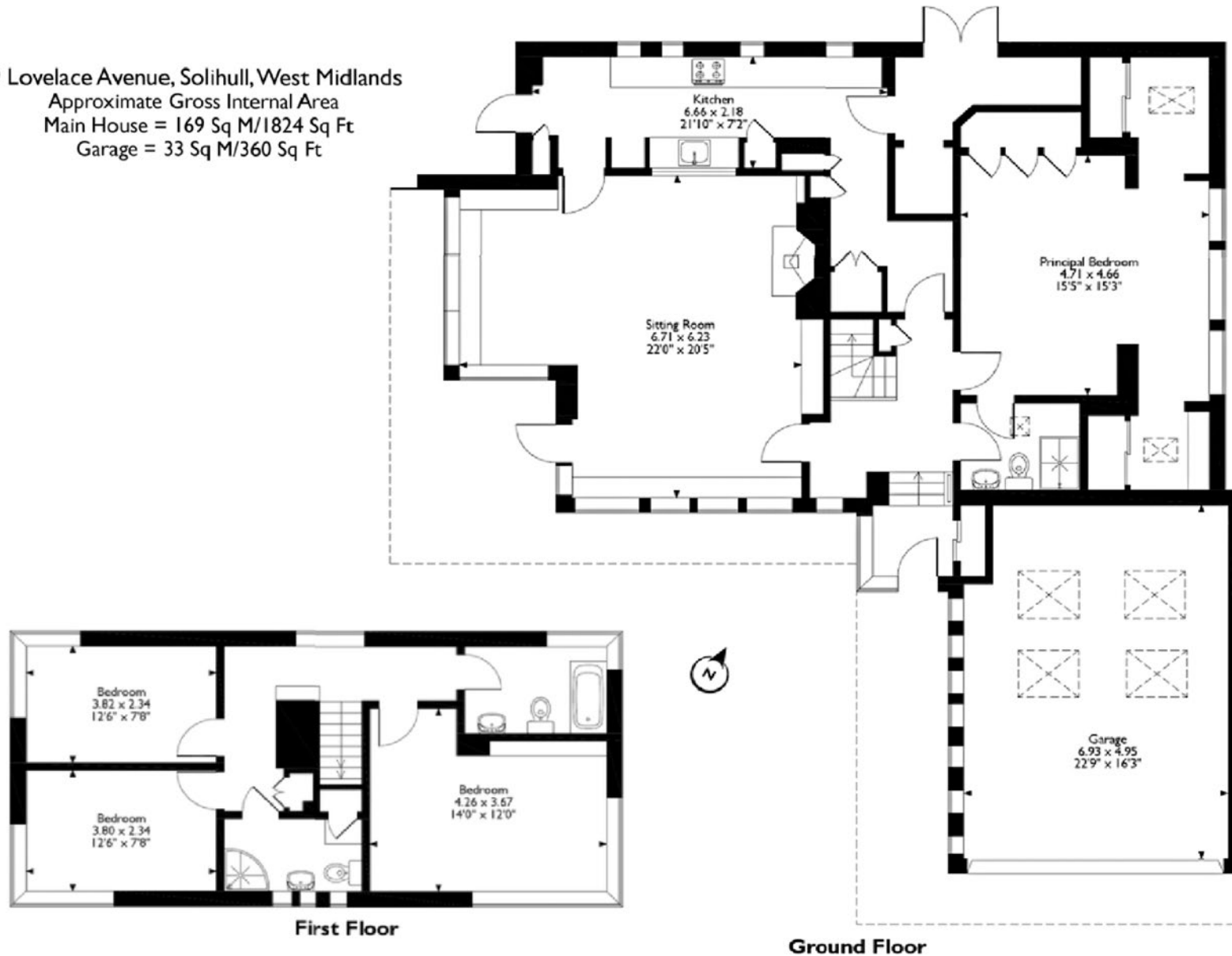








79 Lovelace Avenue, Solihull, West Midlands
Approximate Gross Internal Area
Main House = 169 Sq M/1824 Sq Ft
Garage = 33 Sq M/360 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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