



DM&Co.
— PREMIUM —

33 PARK AVENUE

Lovely four bedroom family home in a fabulous prime Solihull location. Glorious views onto Malvern Park and walking distance to all Solihull's amenities. Perfect home for a growing family with potential to extend subject to planning.

PREMIUM

33 PARK AVENUE

With sweeping in and out drive, this attractive family home boasts a lovely modern fitted breakfast kitchen, utility, delightful front sitting room, lounge, conservatory and four double bedrooms including en-suite to master bedroom, and a gorgeous garden to the rear.



Through a useful enclosed, entrance porch the central hall immediately draws you to a delightful, modern fitted kitchen to the rear, benefitting from underfloor heating and blessed with fabulous views through full width bi-fold doors opening up onto the garden and Malvern Park behind. A useful utility and downstairs WC is just off the kitchen whilst at the opposite side is a sunny conservatory serving as a dining room.

A charming dual aspect lounge runs from the back of the conservatory and there is another lovely sitting room used as a cosy TV room.





Upstairs the spacious landing leads to four generous double bedrooms. The master bedroom boasts extensive fitted wardrobes, a delightful en-suite bathroom with underfloor heating and fabulous views onto Malvern Park. Three further double bedrooms share a beautiful family bathroom.





The stunning rear garden, is immaculately presented with two lovely seating areas to soak up the sunshine in this delightful westerly facing garden. Mainly laid to lawn with lovely well stocked borders this garden is further enhanced by amazing views onto Malvern Park. Its like having an extended garden without the maintenance!







LOCATION

The property is conveniently located for Solihull town centre which offers excellent state and private schooling. The renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track, as well as Solihull's many shops, restaurants, bars and the John Lewis department store. It is well placed for Solihull Train Station, the M42 and M40 motorways which provides fast commuter links to the M1, M5 and M6. Birmingham International Airport and Railway Station are also within a short drive away.

FEATURES

- Delightful Four Bedroom Family Home
- Lovely Open Plan Kitchen Diner
- Master Bedroom with En-Suite
- Fabulous Rear Garden Views onto Malvern Park
- Fantastic Central Solihull Location
- In out Drive Way
- Potential to Extend Subject to Planning

SIZE

Total - 2100 SQ FEET.

TENURE

We are advised by the vendor that the property is Freehold with vacant possession upon completion. However we would advise that you check this with your legal advisor before exchanging contracts.

VIEWING

Book a viewing with Sole Agents DM & Co.
Premium by phone or email:

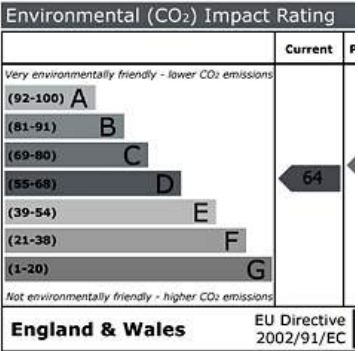
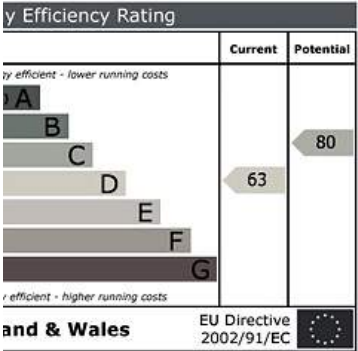
📞 01564 777 314

@ sales@dmandcopremium.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.



Total area: approx. 197.8 sq. metres (2129.4 sq. feet)
Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.





YOUR. PREMIUM. AGENT

Call us on **01564 777 314**
www.dmandcopremium.co.uk
sales@dmandcopremium.co.uk

rightmove 

Zoopla

 OnTheMarket.com