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**32 PARK AVENUE
SOLIHULL
B91 3EJ**

Discover a charming 1930's detached family home, extended and modernised to a very high standard. Featuring 5 double bedrooms, 4 en-suite bathrooms, a fabulous open plan kitchen diner, and a lovely private garden with a garden room and large entertaining patio. Perfectly located between Malvern and Brueton Park

32 PARK AVENUE

Behind the traditional façade lies a beautifully updated family home on one of Solihull's most sought-after roads. Extensively extended and modernised by the current owners, this property offers a blend of modern comfort and traditional charm. With five double bedrooms, including a lovely loft conversion, and four en-suite bathrooms, it's perfect for a growing family. The open plan kitchen diner is the heart of the home, boasting clean lines, handleless cabinetry, and bespoke German furniture. Two additional reception rooms, a study, and a utility room add to the functionality. Outside, the well-maintained garden includes a garden room and a large entertaining patio, ideal for family gatherings. The location, between Malvern and Brueton Park, adds to the property's desirability.





The home welcomes you through a charming porch into a generous hallway. To the right, a fitted home office offers a practical workspace. The large dining room, featuring a bay window and double doors, flows seamlessly into the fabulous open plan kitchen living space. This area, highlighted by vast sliding glass doors, allows natural light to flood in, creating a bright and airy ambiance. The kitchen itself boasts clean lines, with a handleless design and bespoke German fitted furniture, combining style with functionality. A large utility room provides additional practicality with access to the spacious garage. A separate lounge offers a cosy space to relax and unwind.

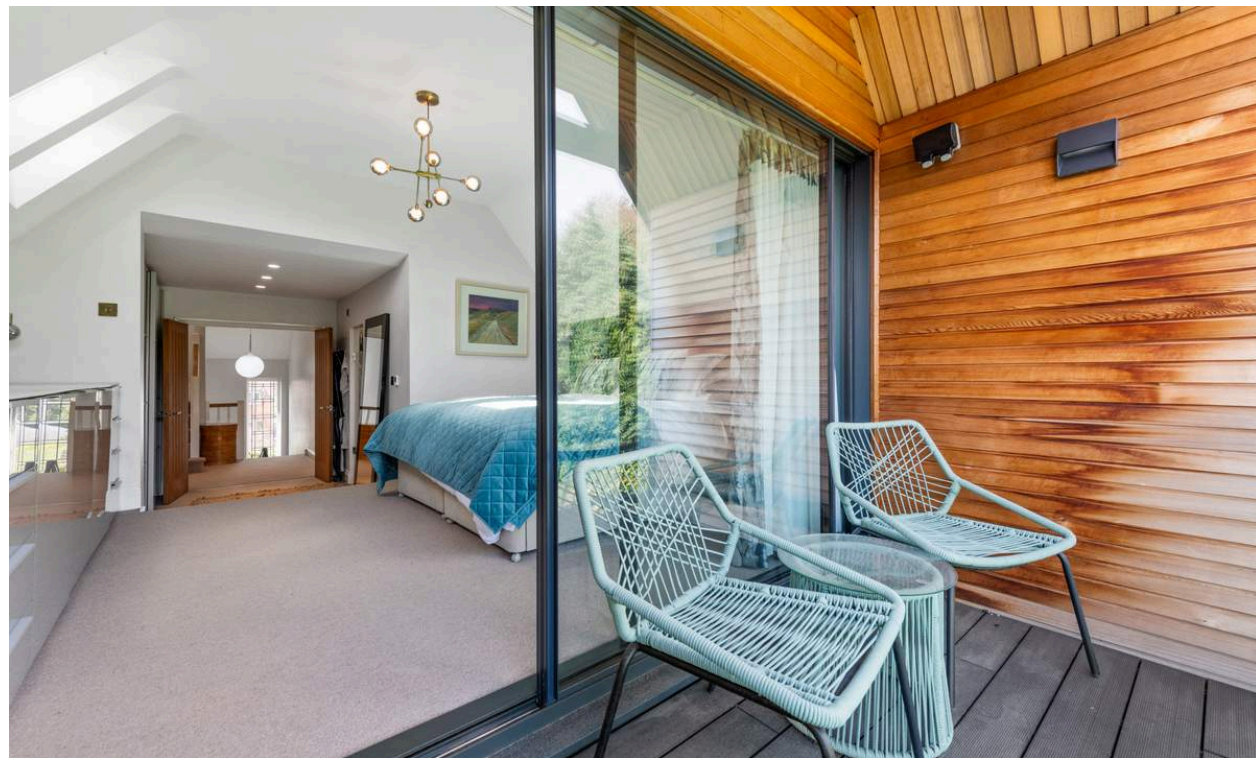




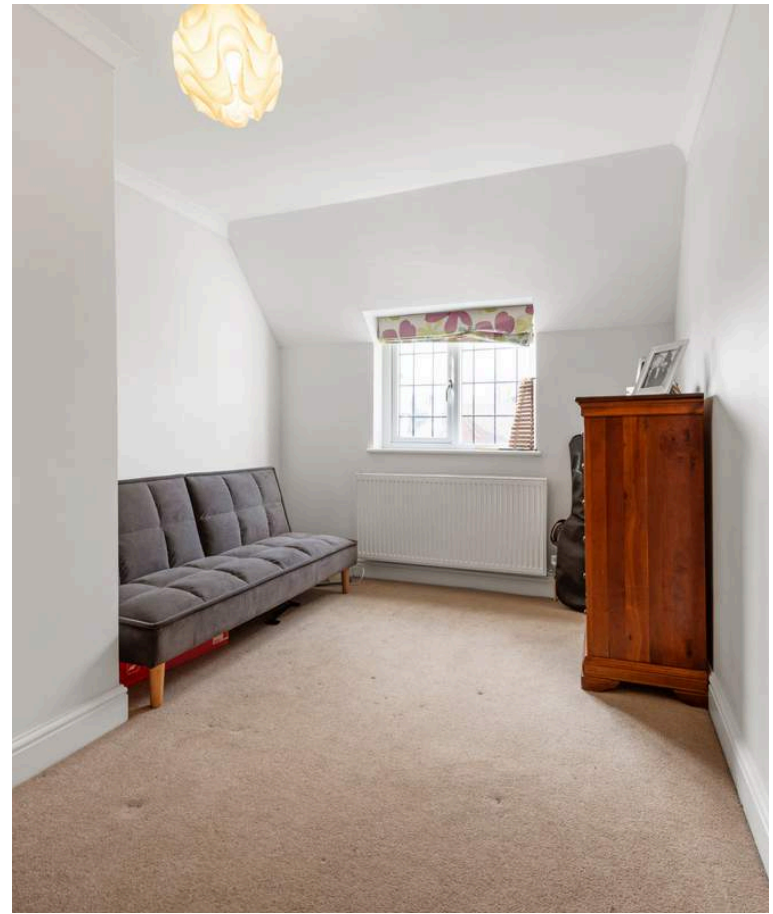


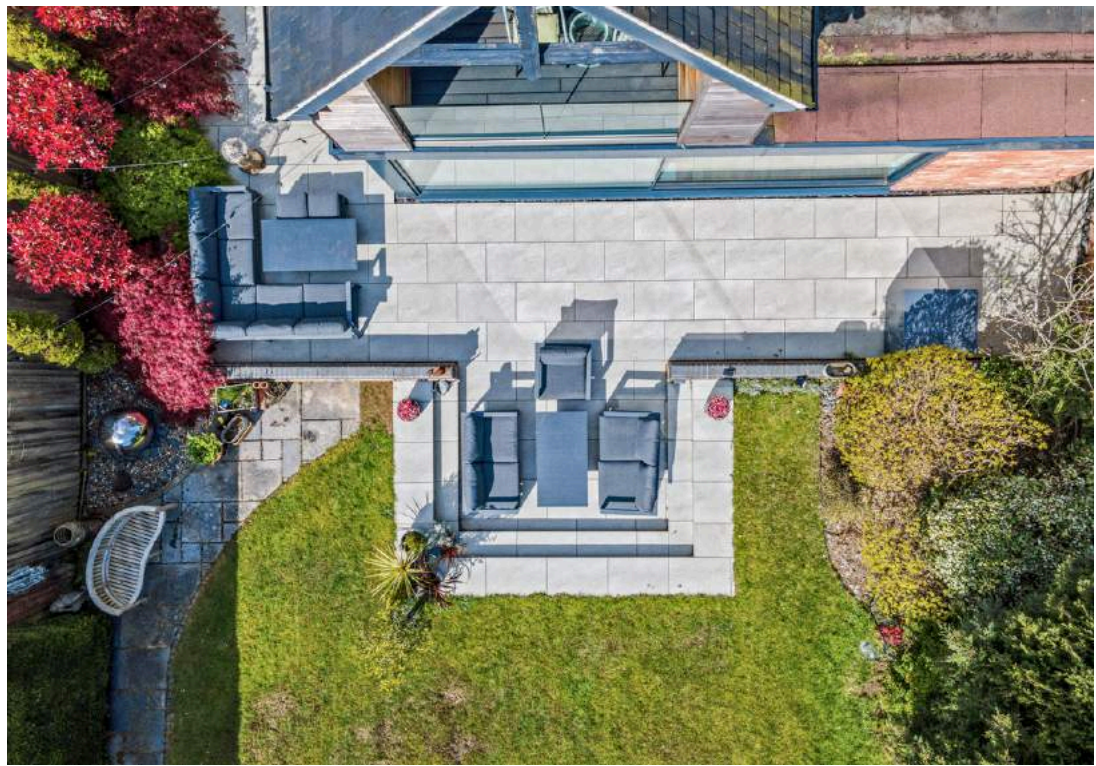


The first floor houses five bedrooms spread over two levels. The principal suite, accessed from the landing, features an en-suite bathroom, fitted wardrobes, and a stunning balcony ideal for morning tea or evening drinks. Two generous double bedrooms each have their own en-suites, while the fourth bedroom shares the spacious family bathroom. The loft conversion provides a fifth bedroom suite, complete with a seating area, large bedroom, and luxury bathroom, offering a private retreat within the home.









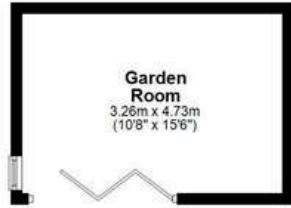
The property sits on a fantastic 0.25-acre plot. The front of the house provides extensive parking, while the rear garden is well-maintained, featuring a lovely porcelain tiled patio area, well-kept lawns, mature borders, and a garden room. Additional hidden space at the back of the garden includes sheds and storage, adding to the practicality and charm of the outdoor area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

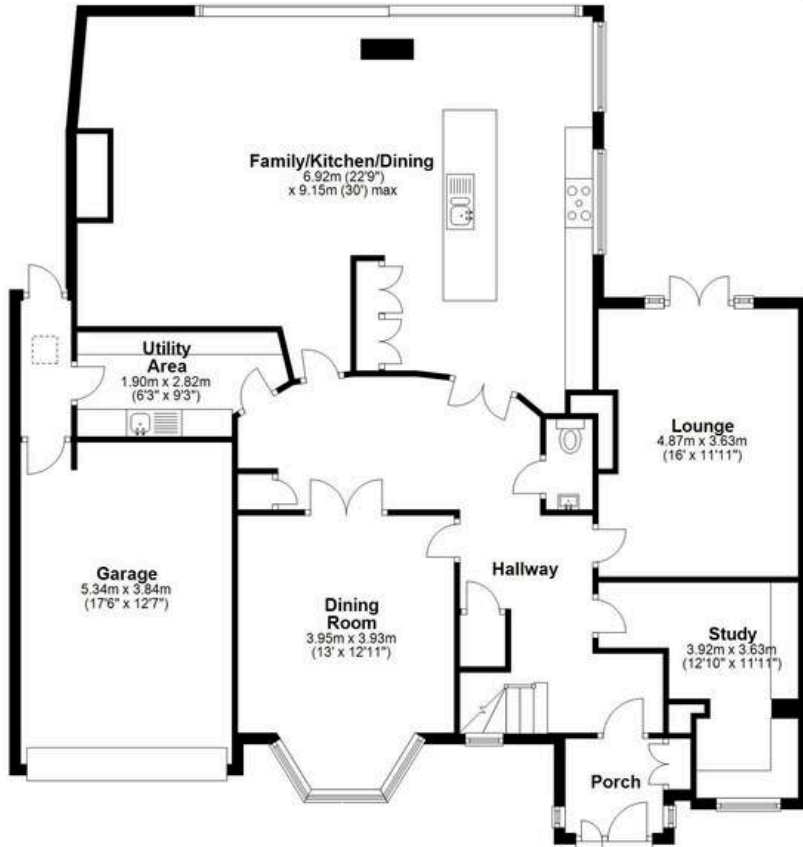
Garden Room (not actual position)
Approx. 0.0 sq. metres (0.0 sq. feet)



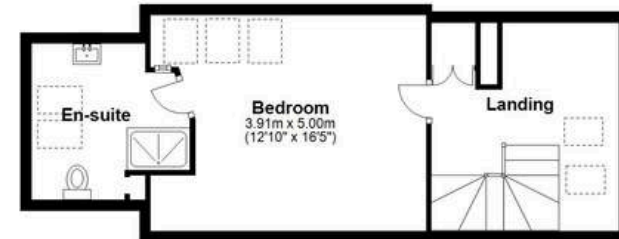
First Floor
Approx. 112.4 sq. metres (1210.2 sq. feet)



Ground Floor
Approx. 168.4 sq. metres (1791.4 sq. feet)



Second Floor
Approx. 38.9 sq. metres (418.7 sq. feet)



Total area: approx. 317.8 sq. metres (3420.3 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

- Charming 1930's detached home
- Extended and modernised
- Five double bedrooms
- Four en-suite bathrooms
- Fabulous open plan kitchen
- Two additional reception rooms
- Study and utility room
- Lovely private garden
- Large entertaining patio

SIZE Total - 3,420.3 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	1,000 Mbps	1,000 Mbps

Network in the area: OpenReach, Virgin Media & CityFibre

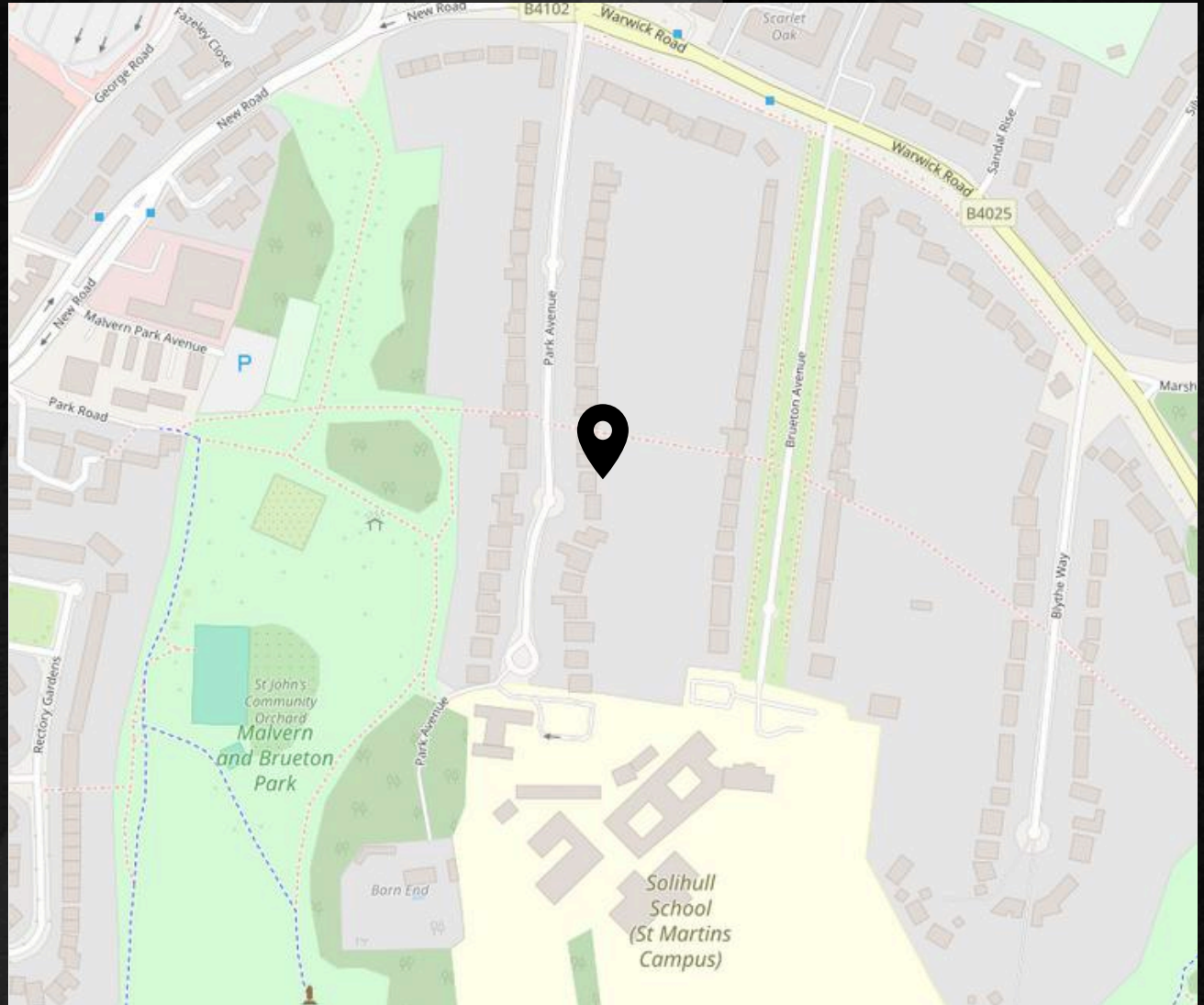
VIEWING

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.



LOCATION

A stone's throw from Solihull Town Centre which offers excellent state and private schooling. The renowned Touchwood Shopping Centre, Solihull's many shops, restaurants, bars and the John Lewis department store are just a short walk away. Both Malvern and Brueton Park are on your doorstep, and access to the motorway network via the M42 and M40 motorways are just a couple of minutes away. Birmingham International Airport and Railway Station are also a short drive away.

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Call us on **01564 777314 (option 4)**

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