



DM&Co.
YOUR PREMIUM AGENT

**37 BRUETON AVENUE
SOLIHULL
B91 3EN**

Uncover a hidden gem within Solihull's prestigious tree lined avenues. This characterful four bedroom detached property, nestled within an acre of beautifully landscaped land, awaits your unique touch. A rare opportunity not to be missed!

The logo for DM&Co. is centered on a dark background with abstract, curved, overlapping bands of varying shades of gray. The text 'DM&Co.' is written in a white, elegant, cursive script font. The 'D' and 'M' are connected, and the 'C' and 'o' are also connected. The ampersand is a simple, clean symbol. The period at the end of 'Co.' is a small, solid dot.

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37 BRUETON AVENUE

Presenting an extraordinary find in Solihull's sought after residential landscape. Set within approximately an acre of lush greenery, this expansive four bedroom detached house invites those yearning to customise their perfect family abode. Its charming character is evident throughout, and the potential for modernisation or complete redevelopment adds to its allure. To truly appreciate the charm and promise within, an early viewing is heartily recommended.



A gated driveway and enclosed porch lead you into a welcoming hallway. To the left, a dual aspect sitting room, leading to a lounge and conservatory, offers delightful garden views. On the right, a large dining room connects to the kitchen, utility area, secondary kitchen, and garden room. With views overlooking the garden, the potential for a stunning open-plan kitchen-dining-entertainment area is clear.

Abundant storage options include a large garage and side passage, perfect for returning from a muddy countryside walk.



The property features four spacious double bedrooms, catering well to a growing family or visiting guests. Two bedrooms come with their own en-suite facilities for added comfort and convenience. A separate family bathroom efficiently caters to the morning rush, and an additional shower room ensures no queues form during peak times. These bedrooms, combining ample space and practicality, offer a comfortable and well-organised living environment.

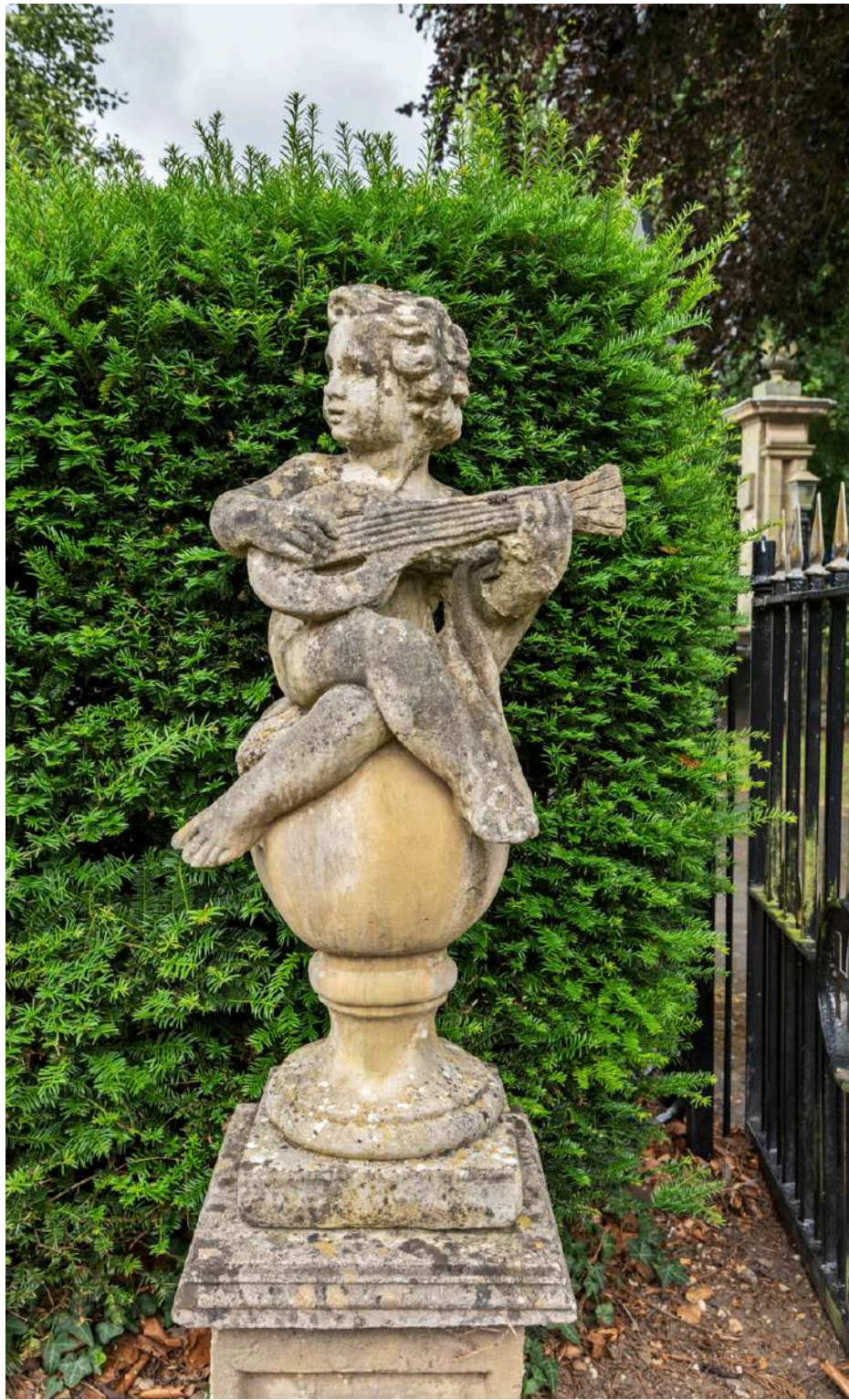




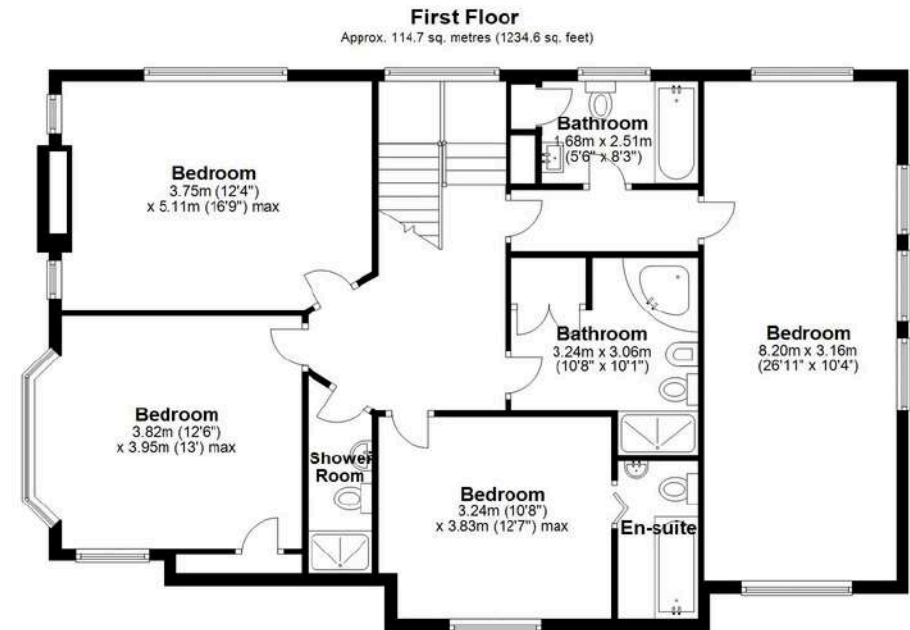
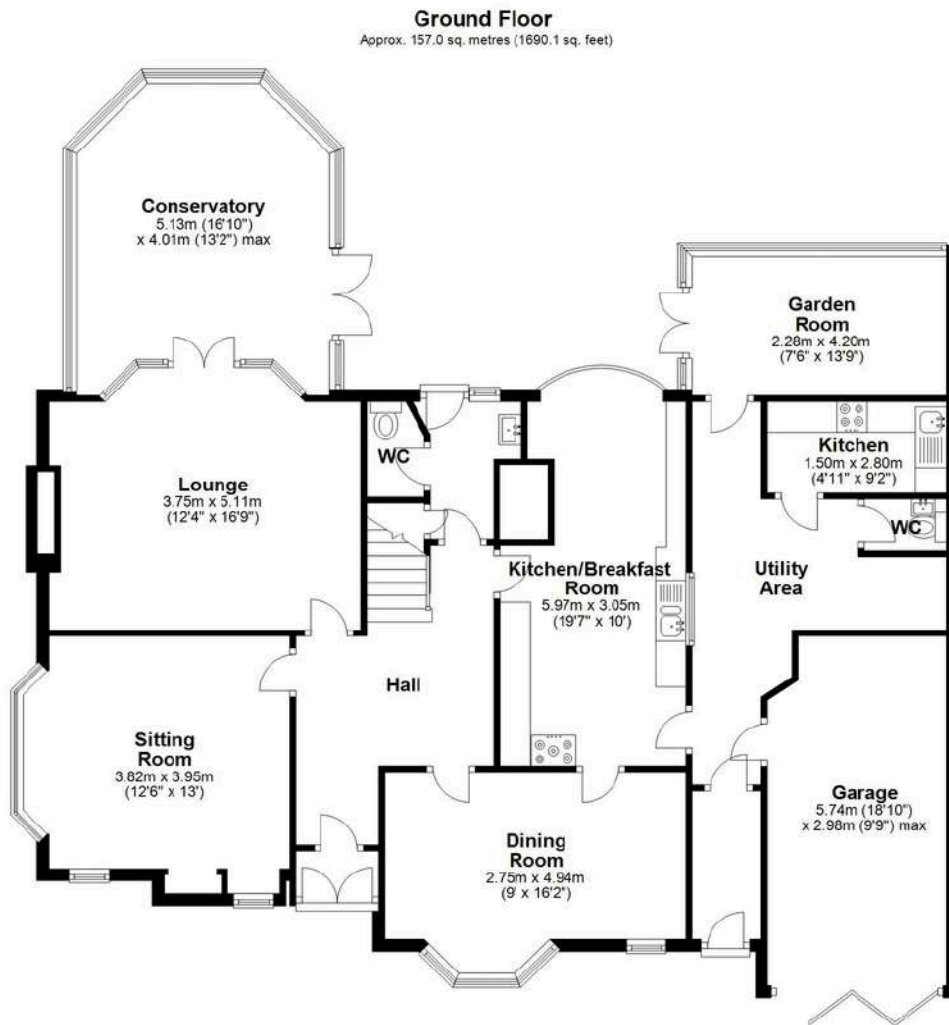
The property is approached by a sweeping driveway and also benefits from a side entrance, creating ample parking for guests.

The property's crowning glory is its large, landscaped garden, featured on the "BBC Gardeners World Programme". Explore this wondrous haven filled with intriguing features including a dry moat, pebble beach, growing area for fruit and vegetables, multiple sheds, and arches.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Total area: approx. 271.7 sq. metres (2924.7 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 inspections. No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

FEATURES

- Four Bedroom Detached Home
- Potential for Modernisation
- Four Bathrooms
- Five Reception Rooms
- Development Potential STPP
- Approximately 1 Acre Land
- Sought After Road in Solihull
- Close to Schools, Park, and Town Centre

SIZE Total - 2,624.70 sq ft

TENURE- FREEHOLD

Solihull Metropolitan Borough Council : G

BROADBAND

Type	Max download speed	Max upload speed
Standard	17 Mbps	1 Mbps
Superfast	0 Mbps	0 Mbps
Ultrafast	1000 Mbps	1000 Mbps

Network in the area: Virgin Media , OpenReach & 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 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.



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 within a short drive away.

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

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