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**36 THORNBY AVENUE
SOLIHULL
B91 2BJ**

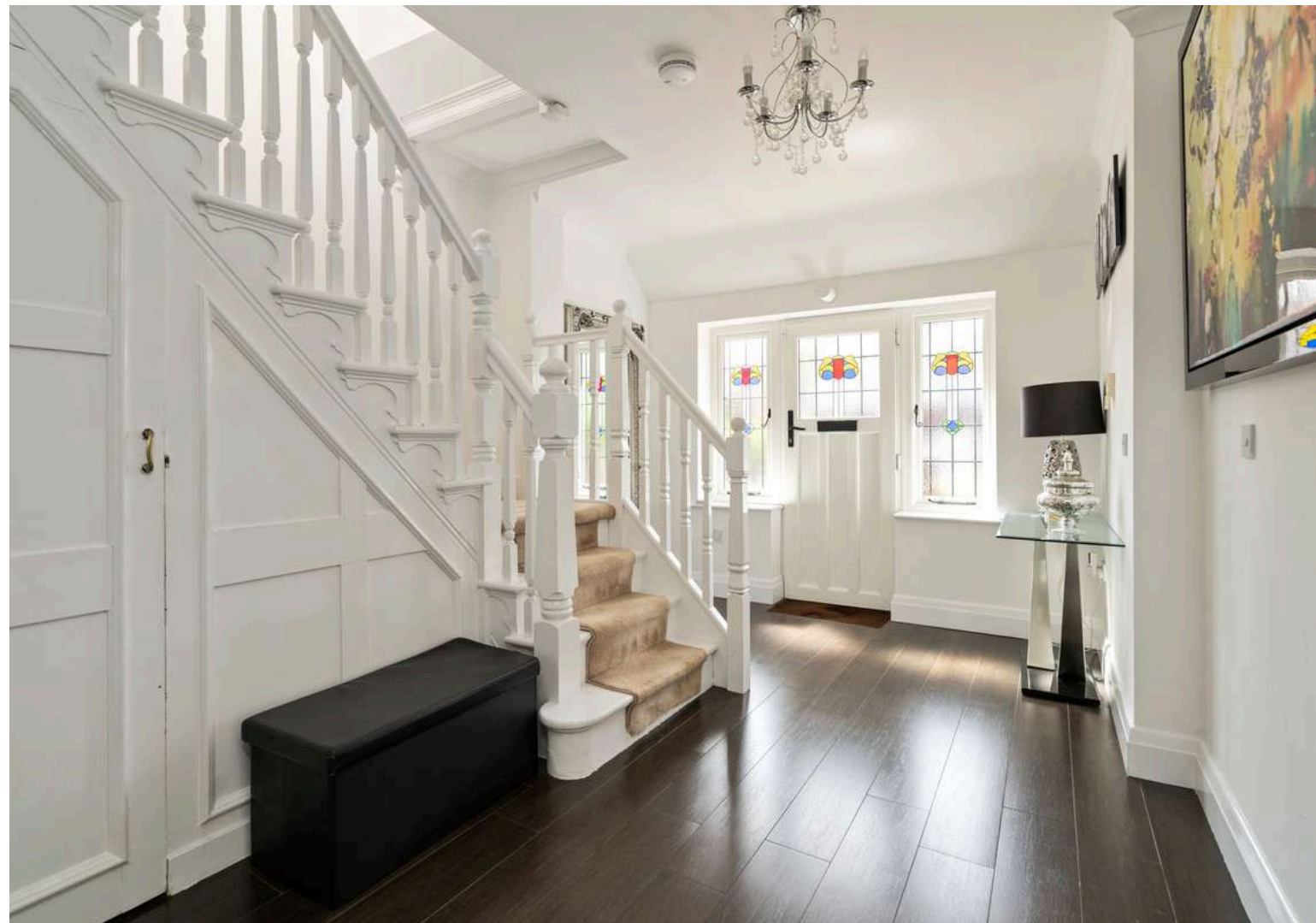
A fantastic five bedroom family home just half a mile from Solihull town centre. This extended property offers a modern, spacious breakfast kitchen, three reception rooms, three bathrooms, gated with plenty of parking. With potential to extend further, it's a superb opportunity for a growing family.

36 THORNBY AVENUE

Combining traditional charm with modern living this spacious five bedroom family home provides expansive and flexible family accommodation. The entrance hall with stained glass leads to a spacious lounge with high ceilings, a log burner, and a bay window overlooking the private garden. The extended kitchen and dining area is bright and open, featuring high end appliances and skylights, with sliding doors to the patio. The property includes a home office and a versatile room suitable for a gym or playroom. Upstairs, four bedrooms, including a principal suite with an en-suite and walk in wardrobe, provide ample space. The top floor has an additional private bedroom suite.

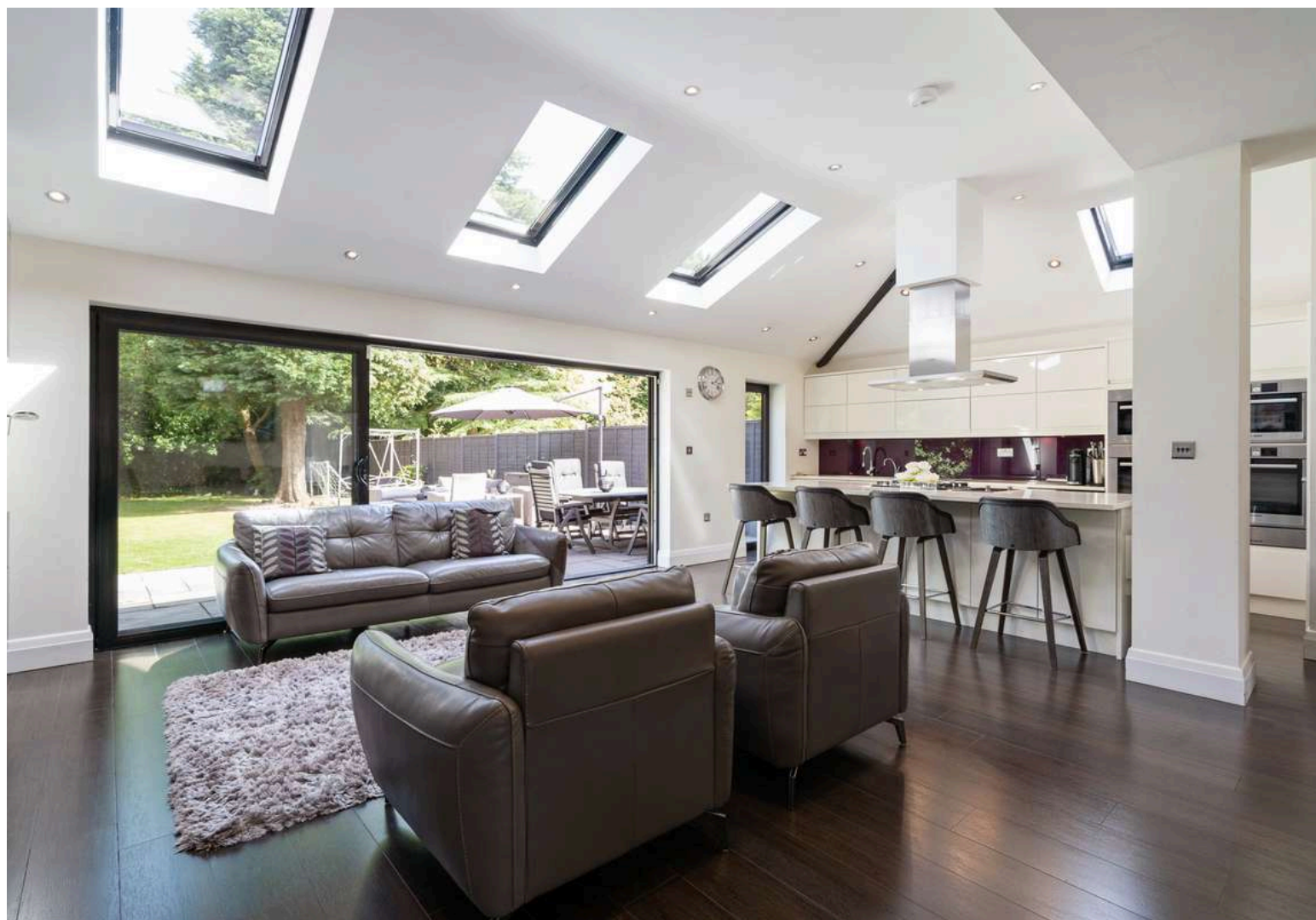






Upon entering you are welcomed into a generously sized hallway with charming stained glass and a beautiful staircase, setting the tone for the home's character. To the left, there's a spacious lounge with high ceilings, a cosy log burner, and a bay window overlooking the private garden. A perfect room for relaxing with the family. The heart of the home is the extended breakfast kitchen diner, featuring skylights, sleek modern design fitted with high-end appliances, including both induction and gas cooking options. This open space is perfect for entertaining, enhanced by sliding doors that lead directly to the patio and garden.





In addition to the lounge, there are two more reception rooms: a versatile space that could serve as a second office, playroom, or gym, and a dedicated home office, ideal for remote working.

A utility room and pantry adds to the practicality of this well-thought-out home.

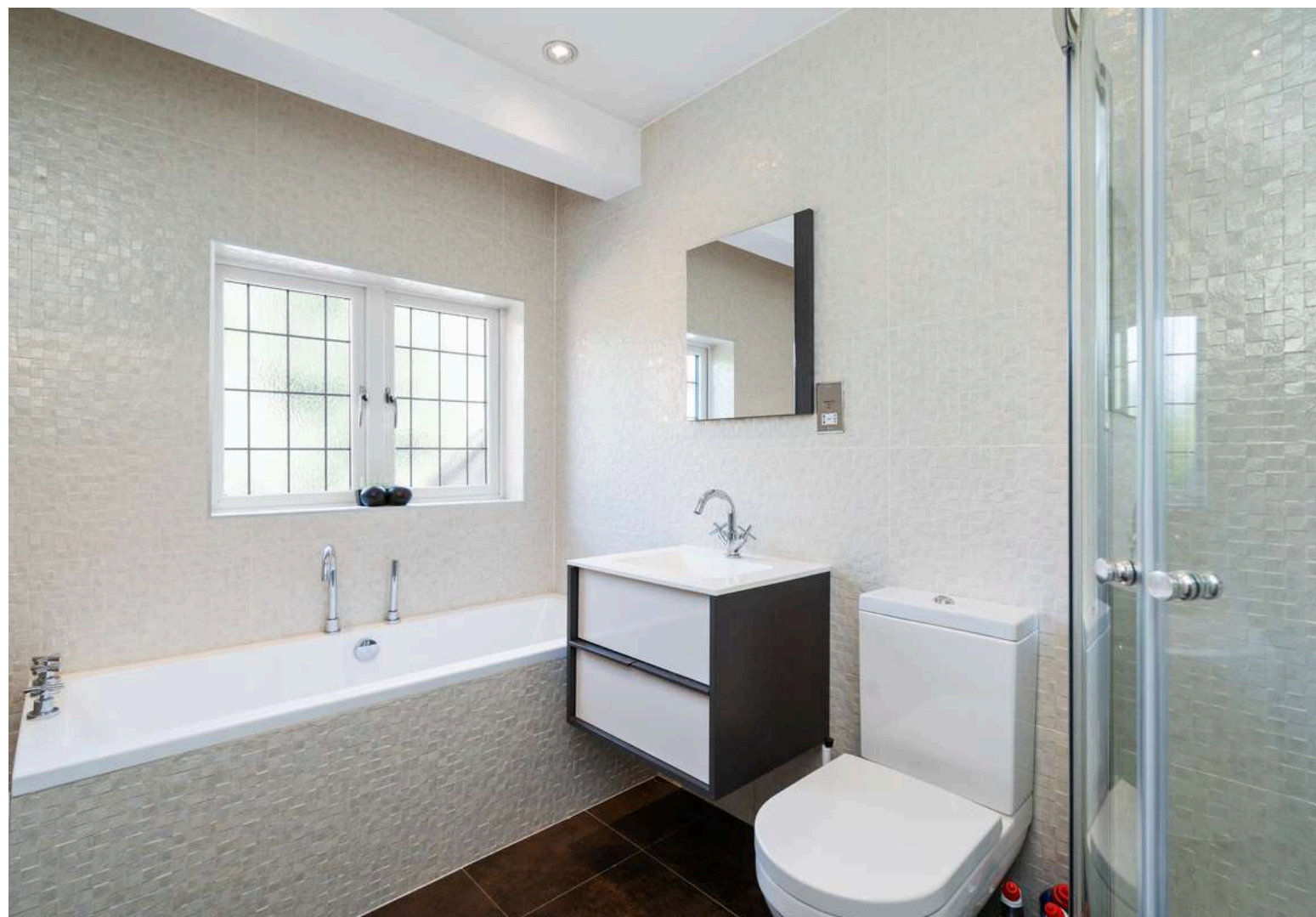


Upstairs, the home continues to impress with a sense of light and space, enhanced by the stained glass windows. The top floor hosts a spacious bedroom suite, perfect for a teenager, complete with a bedroom, large storage area, and its own bathroom.

On the main floor, there are four bedrooms, including three well proportioned doubles. The fourth room is currently utilised as a store/ ironing room, but would be perfect for a younger child or even converted into a dressing room. The family bathroom serves these rooms, providing ample facilities for a busy household.

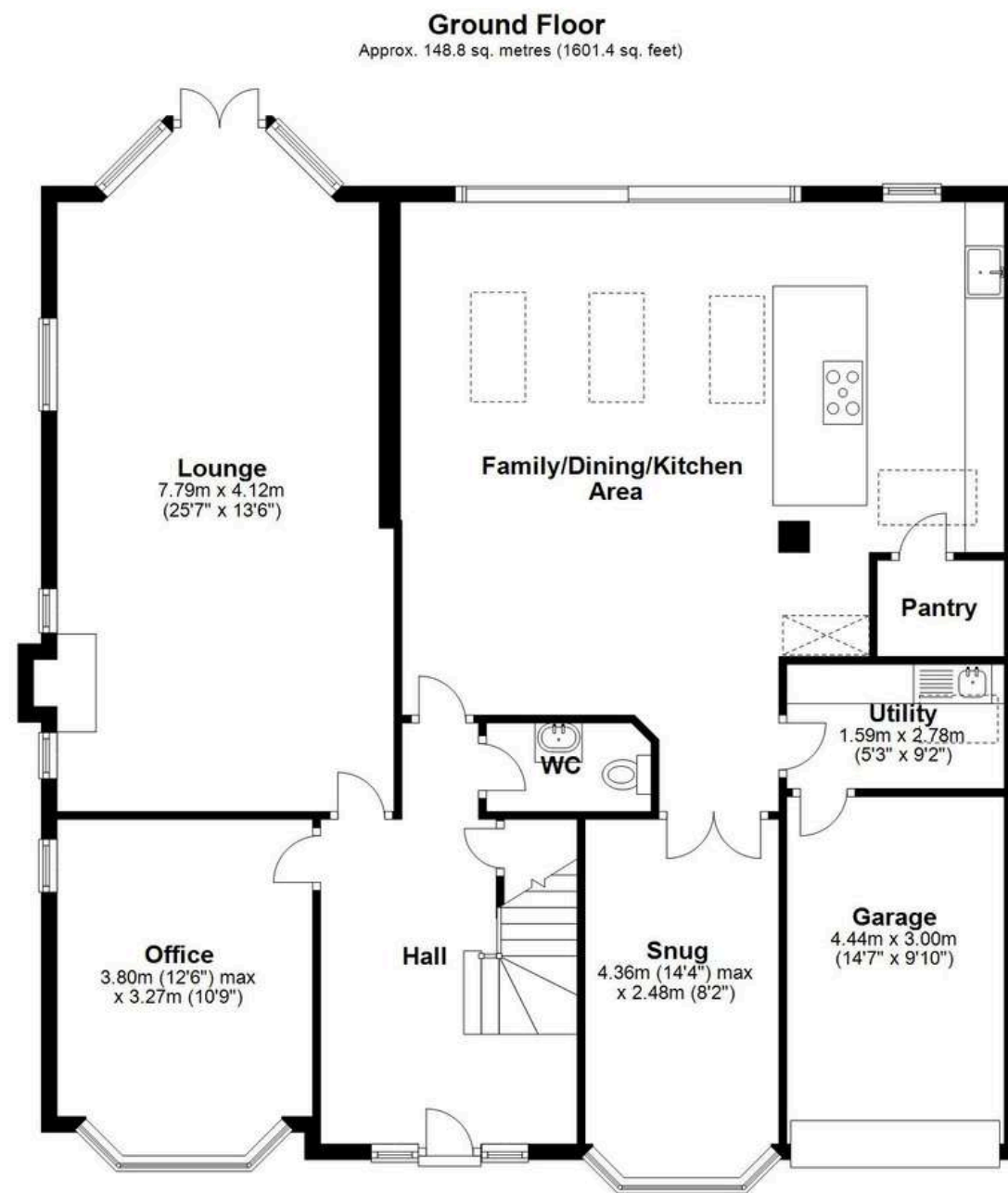
The principal suite stands out. Featuring a luxurious en-suite bathroom, walk-in wardrobe and a large bay window that offers lovely views of the garden.





The property benefits from a substantial front area, providing ample parking space and the potential for future expansion to the side, subject to planning permission. The rear garden is a highlight, offering privacy and a large lawn, perfect for family activities and gardening enthusiasts. A spacious patio area provides an excellent space for outdoor dining and summer entertaining.





Total area: approx. 254.8 sq. metres (2743.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

- Five Bedroom Family Home
- Three Reception Rooms
- Extended Breakfast Kitchen
- Three Bathrooms
- Principal Suite With En-suite & Walk In Wardrobe
- Large Private Garden With Patio
- Potential To Extend Further
- Ample Parking
- Half A Mile From Solihull Town Centre

SIZE Total - 2,743 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL - F 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
Superfast	80 Mbps	20 Mbps
Ultrafast	1,000 Mbps	1,000 Mbps

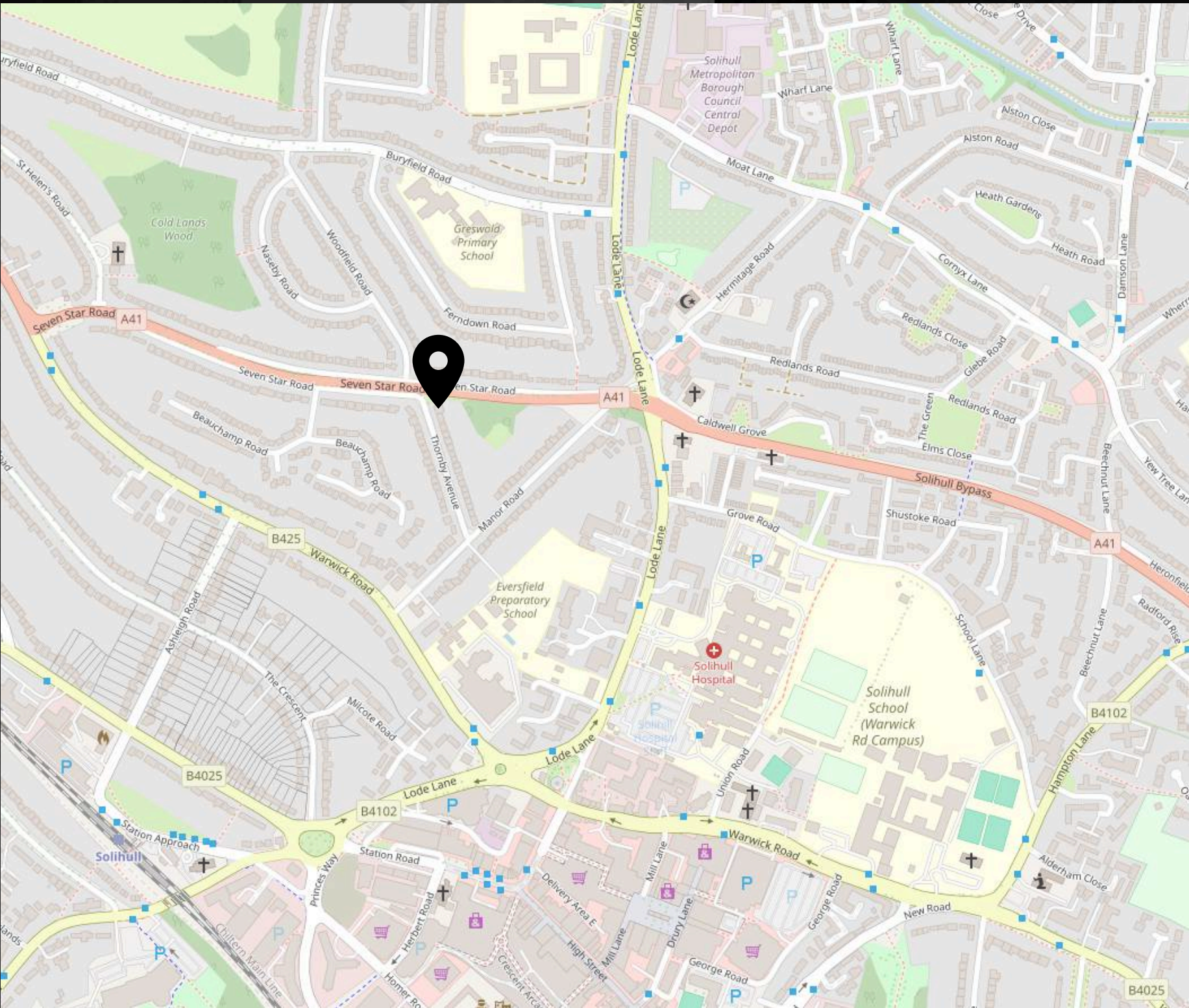
Network in the area: CityFibre, Virgin Media, Openreach

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.



LOCATION

Situated on Thornby Avenue, just off Manor Road, this property enjoys a prime location in the heart of Solihull. It's within easy walking distance of the town centre, providing convenient access to a wide range of amenities, including shops, restaurants, cafés, and supermarkets. Solihull is renowned for its excellent schools, both state and independent, making this an ideal area for families. The property is also well-connected by public transport, with Solihull railway station offering direct links to Birmingham and beyond. For those who commute by car, the M42 motorway is just a short drive away, providing easy access to Birmingham International Airport, the NEC, and the wider motorway network.

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