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**23 PARK AVENUE
SOLIHULL
B91 3EJ**

A handsome and extended 1920s six-bedroom family home set on the prestigious Park Avenue, just moments from Malvern and Brueton Parks. Bursting with period charm and modern touches, this beautifully presented property with 3,000 sq ft of versatile living space across three floors — ideal for families seeking space, character, and an enviable Solihull location.

23 Park Avenue, Solihull

Dating back to 1928, this distinguished six-bedroom family home occupies a prominent position on the ever-prestigious Park Avenue, nestled between the tranquil green expanses of Malvern and Brueton Parks. Behind its handsome façade lies a thoughtfully extended, character-rich residence offering over three floors of beautifully proportioned accommodation — ideal for multi-generational families or those seeking versatile space to live, work and entertain.





Boasting elegant period features alongside modern upgrades, the home welcomes you via a generous driveway into a warm and spacious hallway. From the original wall panelling in the formal dining room to the French doors spilling out to tiered gardens, every corner speaks to comfort, light, and charm. Solid wood flooring in the hall, family room, lounge and study add character and practicality.

The flexible ground floor layout flows effortlessly — with a dual-aspect lounge, a well proportioned study, a breakfast kitchen, and a connected family room, all complemented by a guest WC and practical utility spaces.







The first floor offers four beautifully appointed double bedrooms, each thoughtfully designed for comfort and functionality. To the front, a spacious double bedroom enjoys a large bay window, fitted wardrobes, and its own vanity sink — ideal for guests or older children.

The principal bedroom is a serene retreat, enjoying a dual-aspect outlook with garden views, extensive fitted wardrobes, and a sleek, modern en-suite shower room.

Overlooking the rear garden, another generously sized double bedroom benefits from its own en-suite and built-in wardrobes, offering privacy and independence. Completing this level is a further front-facing double bedroom with fitted wardrobes, ideal as a nursery, dressing room, or additional guest space.

The second floor continues to impress with two further generous double bedrooms, each filled with natural light — perfect for teenagers, a home office, or live-in help. A modern family bathroom with shower-over-bath serves this floor, ensuring practicality for busy households or visiting family. Of special note is that head height is not compromised on this floor.

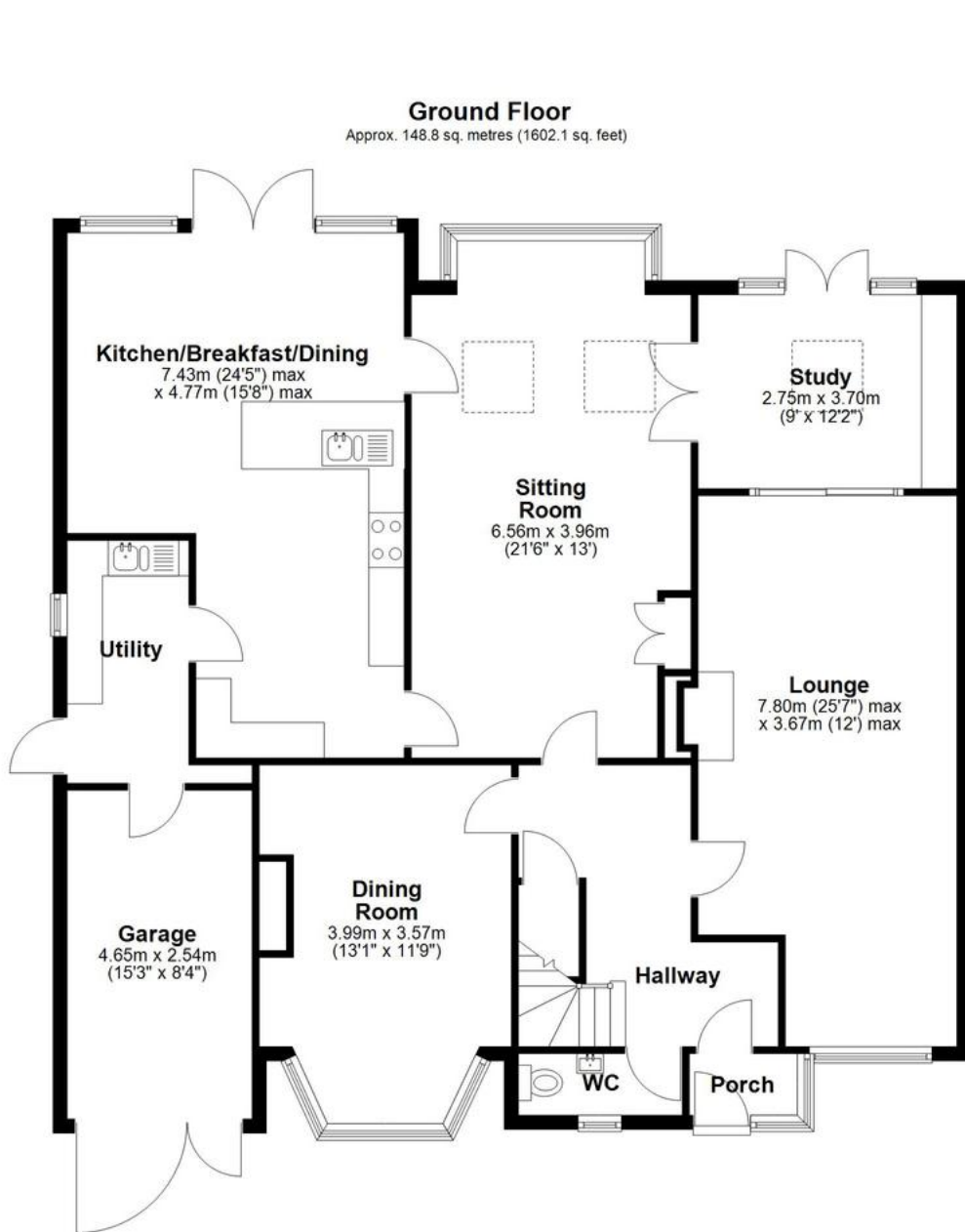




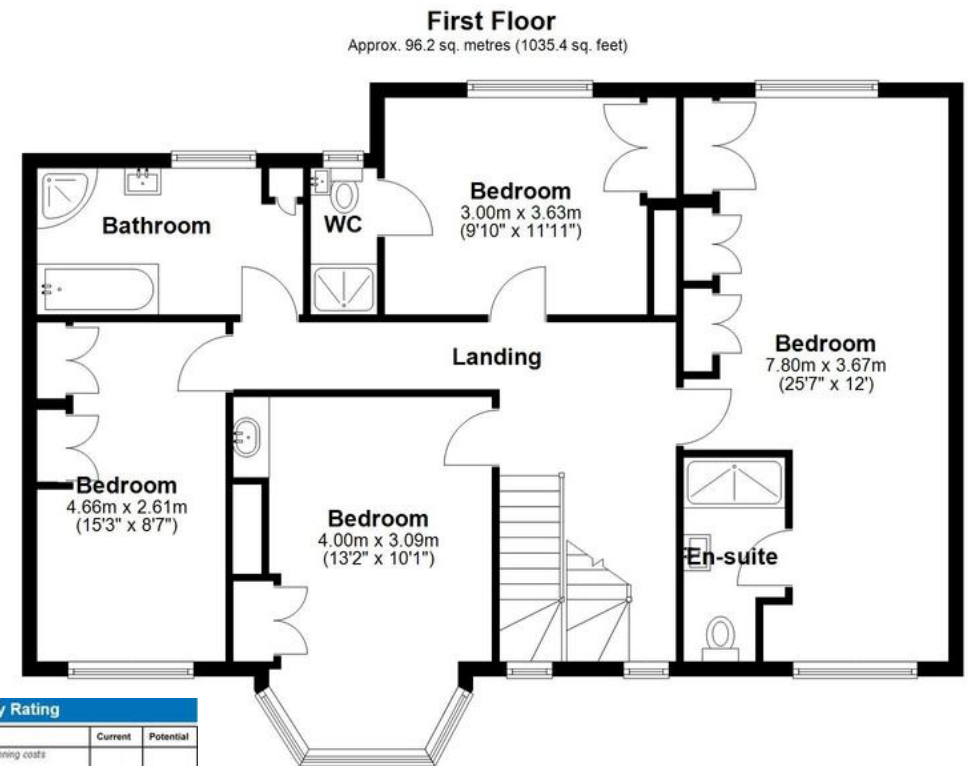




Outside a large Indian stone patio offers the perfect spot for outside entertaining looking proudly out onto the three-tiered rear garden boasting mature oak and willow trees, lush lawned sections, and a secluded vegetable patch — a private and peaceful haven in the heart of Solihull.



Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		69	75
(81-91)	B			
(69-80)	C			
(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	
www.epc4u.com				



Total area: approx. 276.9 sq. metres (2980.2 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

- Distinguished 1928-built detached family home
- Over 3,000 sq ft across three floors, ideal for multi-generational living
- Six generous double bedrooms, including two with en-suites
- Elegant formal dining room with original panelling
- Decorated with eco friendly paints throughout
- West facing tiered rear garden with patio and mature planting
- Large driveway for multiple vehicles & integrated garage
- Prime location between Malvern and Brueton Parks close to top schools and Solihull Town Centre

SIZE Total - 2,980 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	18 Mbps	1 Mbps
Superfast	1,800 Mbps	1,000 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

MOBILE

Network in the area: Vodafone, 02, EE, Three

PARKING

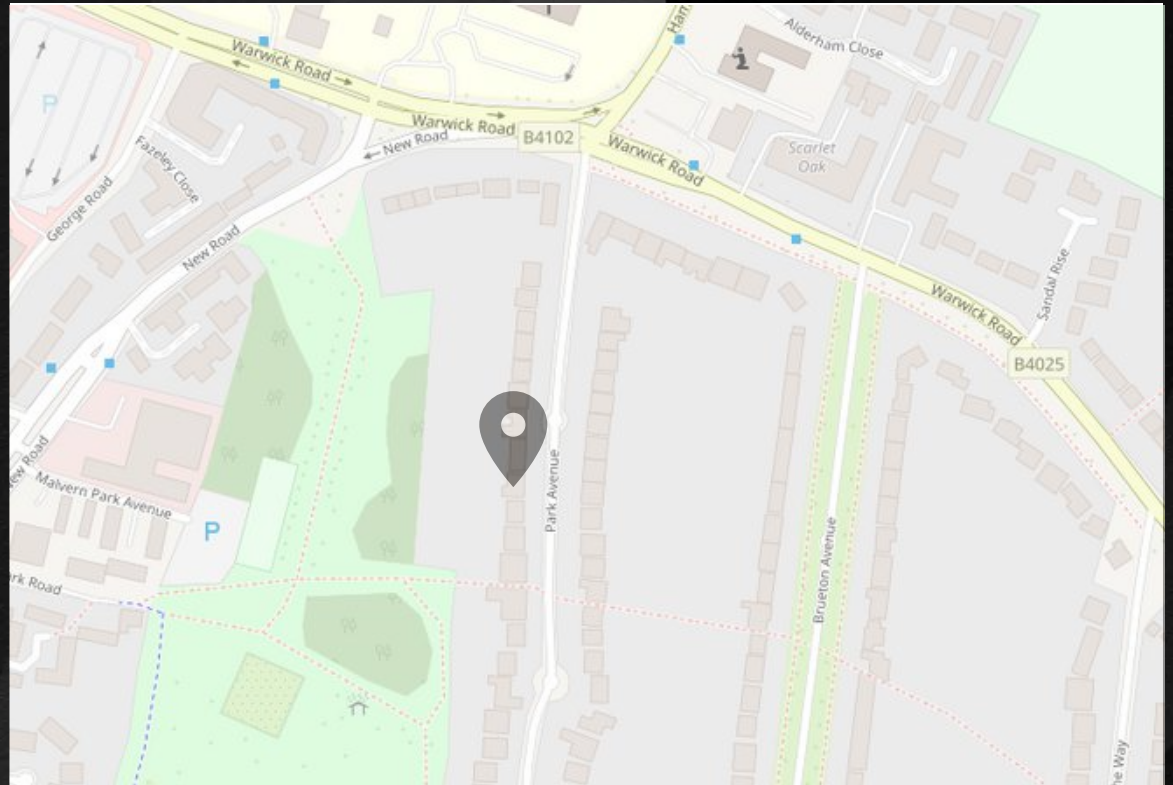
Garage & Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

Park Avenue in Solihull enjoys a prime position nestled between the picturesque green spaces of Malvern Park and Brueton Park, offering residents a peaceful, leafy setting with direct pedestrian access into Solihull town centre. Just a short walk away, the town provides a wealth of amenities including high-street shops, independent boutiques, cafes, restaurants, and the Touchwood shopping centre. The location is ideal for families, with several Ofsted-rated 'Outstanding' schools nearby, such as Tudor Grange Academy and St. Alphege, as well as award winning private education, making it a highly sought-after area for quality education and community living.

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 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.

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