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YOUR PREMIUM AGENT

**34 PARK AVENUE
SOLIHULL
B91 3EJ**

Discover this charming 1930's five bedroom, detached home in Solihull, blending splendid original features with a beautiful garden and with granted planning permission. A perfect blend of character and potential for the modern family.

34 PARK AVENUE

Nestled in one of Solihull's most coveted locales, this delightful 1930s detached family residence offers an exceptional blend of historical charm and future promise. Beyond its striking arched doorway, the home unfolds with an array of original features including an oak-panelled staircase, enriching its inviting ambiance. The property boasts a versatile layout, comprising five bedrooms, and harnesses the potential for significant enhancement with planning permission for a substantial ground floor extension. Its proximity to both Malvern and Brueton Parks positions it as an ideal sanctuary for family life, offering a unique opportunity to meld traditional elegance with contemporary living needs.

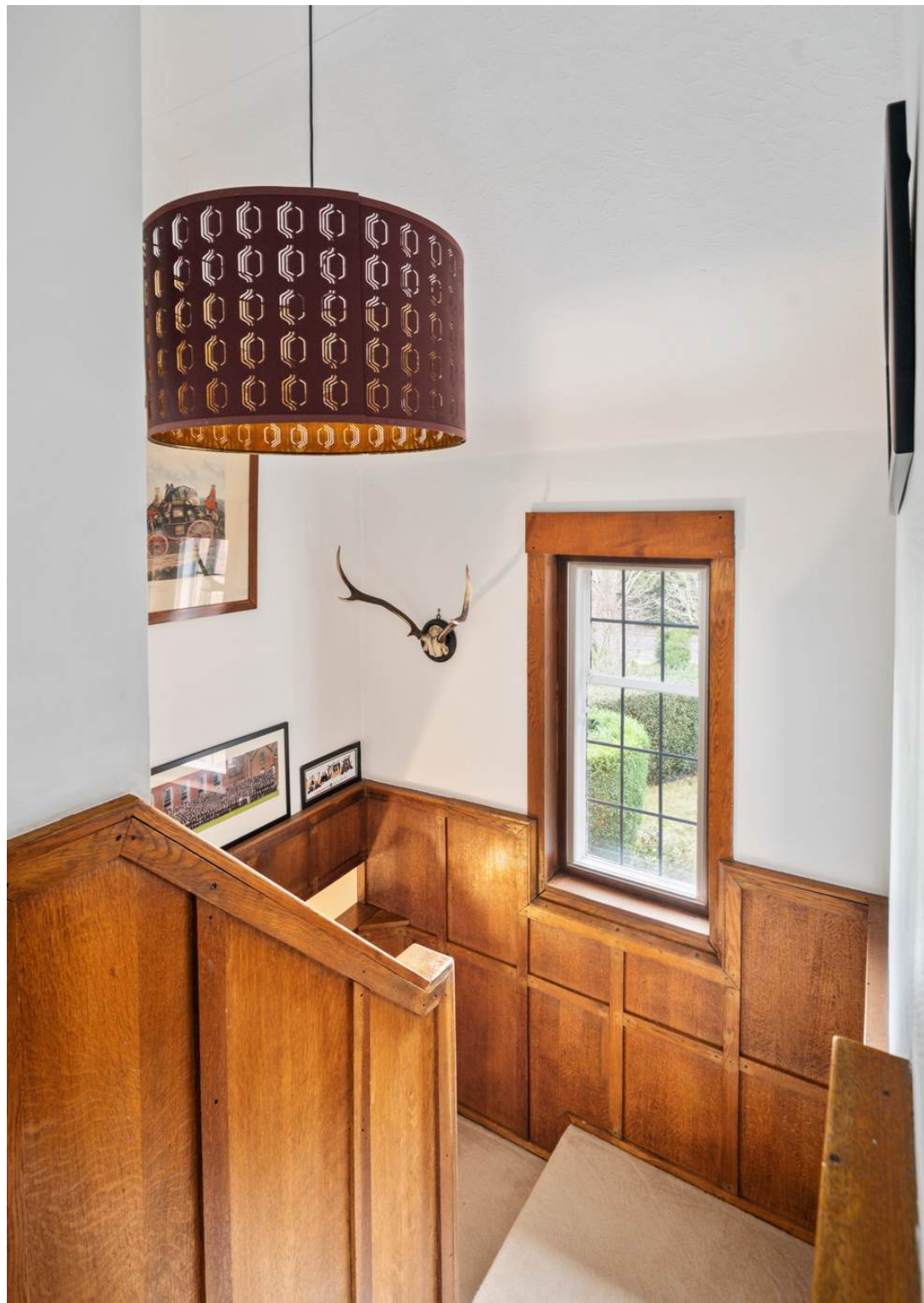






Entering the home, you're greeted by a welcoming hallway that leads to a generously proportioned living room, seamlessly transitioning into a spacious dining area with views of the expansive rear garden. This space, already brimming with light and warmth, holds the promise of transformation through an approved extension for a large kitchen diner, poised to become the heart of the home.

The existing kitchen, functional and awaiting your vision, is complemented by a utility area and a substantial tandem garage, hinting at further possibilities for conversion. Additionally, a snug second reception room offers a cosy retreat, perfect as a home office or quiet reading nook.





The oak-panelled staircase ascends to the first-floor accommodation, revealing four double bedrooms, each imbued with the home's inherent warmth and character.

The principal bedroom is a haven of tranquillity, featuring an en-suite and access to a large terrace overlooking the verdant garden, providing a serene spot for morning coffees or evening relaxation.

The converted loft space on the top floor presents an ideal area for teenagers or guests, affording them privacy and independence.







The garden is a testament to the property's overall charm and potential. Spanning nearly a third of an acre, it offers a private and safe outdoor space for relaxation and play.

The generous size accommodates ambitions for a garden room, an outdoor kitchen, or a children's play area, tailoring the space to your family's needs. The tandem garage, running the length of the house, presents further opportunity for creative adaptation, whether as additional living space or for hobbies.



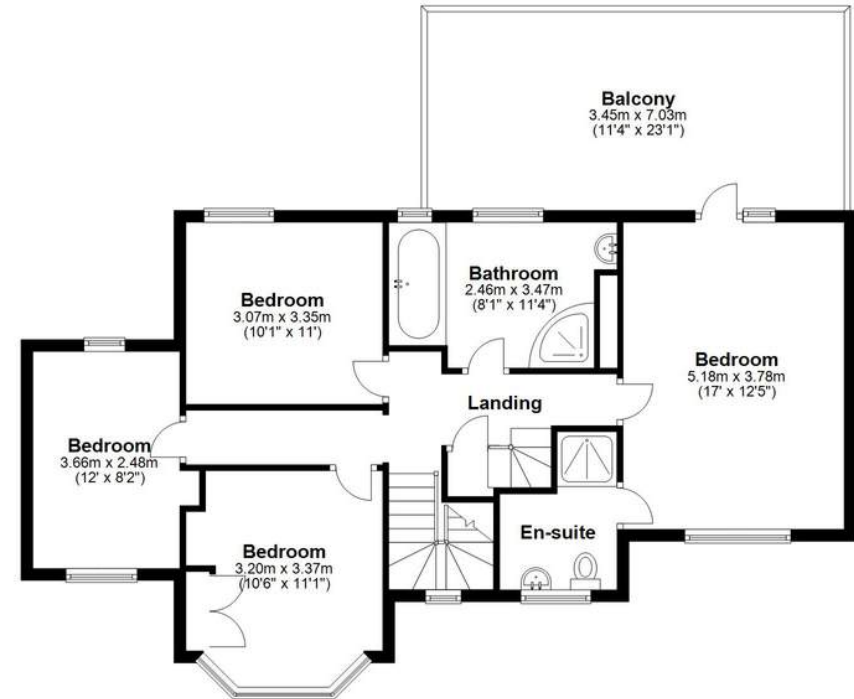
Ground Floor

Approx. 135.3 sq. metres (1456.0 sq. feet)




First Floor

Approx. 79.2 sq. metres (852.5 sq. feet)

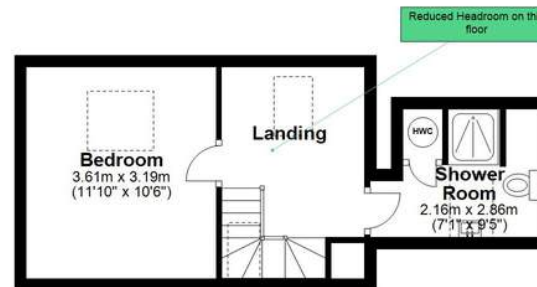


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		69
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	37	
England & Wales		
EU Directive 2002/91/EC		

Second Floor

Approx. 26.1 sq. metres (280.7 sq. feet)



Total area: approx. 240.5 sq. metres (2589.1 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

- 1930's Five Bedroom Detached Home
- Original Features Throughout
- Approved Planning Permission
- Almost Third Acre Plot
- Principal Bedroom with En-suite and Large Terrace
- Between Malvern and Brueton Parks
- Large Rear Garden
- Potential for Additional Adaptation
- NO CHAIN

SIZE Total - 2,589 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	1,000Mbps

Network in the area: OpenReach

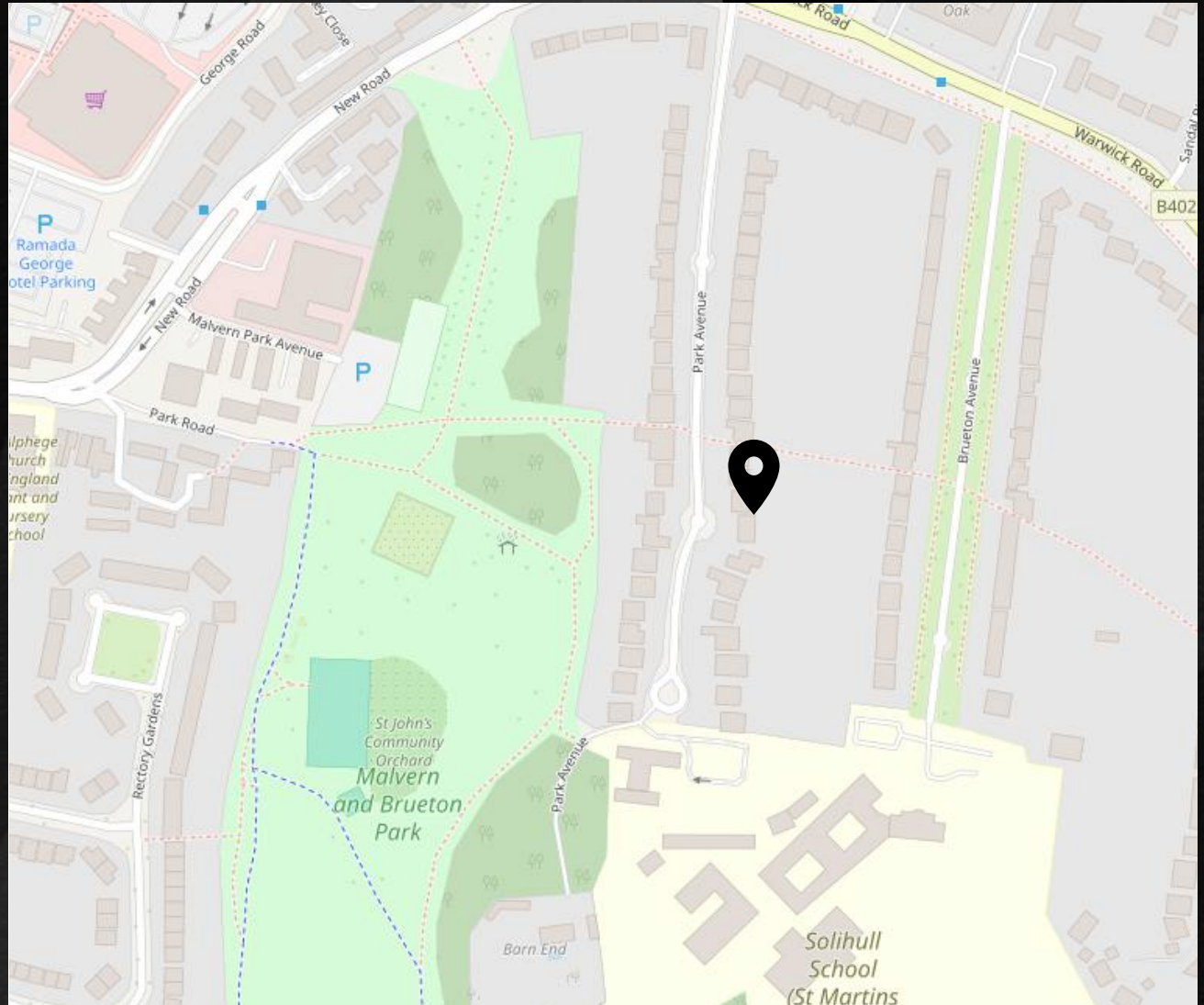
VIEWING

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

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 via junction 5. Birmingham International Airport and Railway Station are also within a short drive away.

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

www.dmandcohomes.co.uk

premium@dmandcohomes.co.uk