



Lovelace Avenue, Solihull, West Midlands



16 Lovelace Avenue, Solihull

West Midlands **B91 3JR**

Solihull town centre 1.5 miles, M42 (J5) 1.5 miles, Birmingham International Airport 4 miles (trains to London Euston and Birmingham), M40 (J4) 6 miles, Birmingham 9 miles (all distances are approximate)

A beautifully presented family home with a heated outdoor swimming pool and pool house within this highly sought-after location!



Guide price: £2,450,000

Tenure: Freehold

Local authority: Solihull Metropolitan Borough Council

Council tax band: G

Location

The town of Solihull is approximately 9 miles south of Birmingham within easy reach of the main transport networks including the M40, M42, M6 and M5. Solihull offers a wealth of excellent amenities, bars and restaurants to suit all tastes as well as the popular Touchwood Shopping Centre.

Birmingham mainline train services provide easy access to London and Birmingham. Birmingham International Airport provides access to a wide range of national and international destinations.

There are a range of state, grammar and private schools in the area to suit most requirements including the renowned Solihull Boys and Girls Schools and King Edward VI School in Birmingham.

There are a number of excellent golf courses nearby including the Henley Golf & Country Club, Copt Heath Golf Club and the renowned Belfry Hotel in Wishaw.



The property

Approached directly from Lovelace Avenue electrically operated gates open to a large block paved driveway with parking for several vehicles.

Built in approximately 1912 this superb Edwardian family home is finished to the highest of standards. There is a wonderful flow to the ground floor accommodation so typical of properties built in this period.

The front door is set under a large open-sided storm porch and opens to the elegant and inviting reception hallway. Stairs rise to the first floor landing area and doors radiate to the principal reception rooms. There is a useful guest cloakroom/WC and two storage cupboards set in the stairs.

The superb study/home office sits at the front of the house and is flooded with natural light and views of the driveway and fore garden. The room has a comfortable yet stately feel and the stunning double-sided fireplace with an in-set double-sided log burning stove provides a peek through to the open plan kitchen/dining/sitting room.

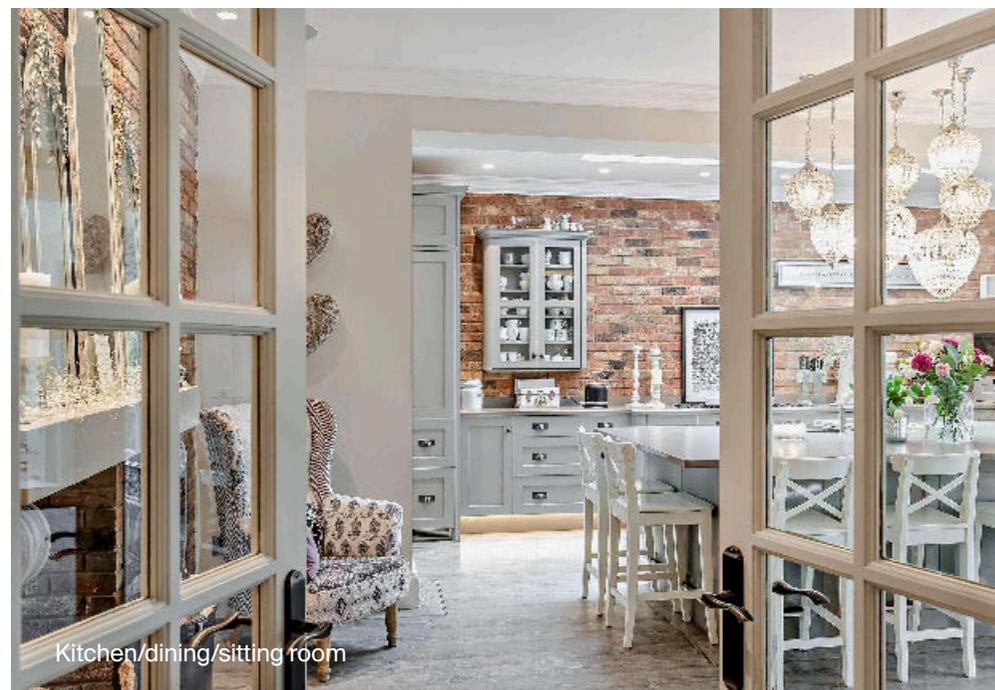
The remarkable open-plan kitchen/dining/sitting room is perfect for modern-day family life. The kitchen is fitted with a superb range of wall and base mounted units with matching granite worksurfaces over. There is a large light well overhead flooding the space with natural light, perfect for food preparation. The island unit/breakfast bar provides ample storage and a lovely informal dining area. The kitchen is fitted with a comprehensive range of Miele integrated appliances including two ovens, two warming draws, a microwave, a dishwasher and two Liebherr fridge/freezers. There is a separate utility room fitted with matching units and outdoor access to the front of the house.

The space flows through to the more formal dining area. A gorgeous, part glass dresser matching the gorgeous kitchen units provides excellent storage and easy access to the dinner services, this is a super focal point.

The sitting area is delightful and a lovely spot to relax after dinner. Two sets of French doors open to the rear terrace and provide glorious views of the garden. A large lantern light window overhead provides further natural light. This entire open-plan space is just perfect for entertaining guests.



Study/home office



Kitchen/dining/sitting room



Kitchen breakfast bar



Kitchen



Sitting area



Dining area



Kitchen



Utility room



A small rear hallway off the sitting area has a door to the rear garden and a useful guest cloakroom/gardener WC.

The accommodation flows through to the splendid drawing room. French colonial in feel this wonderful space is light and bright with four large windows and French doors providing wrap-around garden views. A bank of three skylight windows overhead provides further natural light. This is the most relaxing of spaces.

The accommodation flows back through to the reception hallway and from here the family room. Light and bright a window provides views of the rear garden. The large stone fireplace with in-set log-burning stove provides a further focal point and makes this room cosy in the cooler winter months.

A second, smaller hallway leads to the billiards/games room (former garage which could very easily be reinstated depending on need).

The accommodation flows through to a lovely self-contained annexe with a large sitting room with super garden views, a well fitted kitchenette, a shower room with double walk-in shower and a double bedroom with ample fitted wardrobe space. The accommodation is all on the ground floor making this the most inspiring annexe for an elderly relative wishing to maintain their independence or likewise a young family member looking for a little more freedom. There is independent, side access from the front of the house.



Drawing room

Family room



Billiard room/garage



Annexe sitting room



Annexe kitchenette



Annexe bedroom/bedroom 7

Upstairs

The rather fabulous central turning staircase rises to the first floor gallery landing area where there is a lovely sitting area, perfect for enjoying a good book away from the hubbub of the main house. A window at high level floods the staircase with natural light and a bank of three windows at the front of the house provides ample natural light and views to the front aspect.

The principal bedroom suite is quite simply a room that you would never want to leave! Elegantly and sumptuously appointed this large room is extremely inviting and relaxing. The lovely sitting area is a wonderful space to sit and wind down before bedtime. Two sets of French doors open to a glorious balcony, perfect for enjoying breakfast. The views from here are exceptional. There is a superb walk-in dressing room with floor to ceiling wardrobe and cupboard space to both walls providing ample storage. The gorgeous en suite bathroom is beautifully appointed with a contemporary Victorian feel. There is a feature freestanding bathtub and a separate corner walk-in shower.

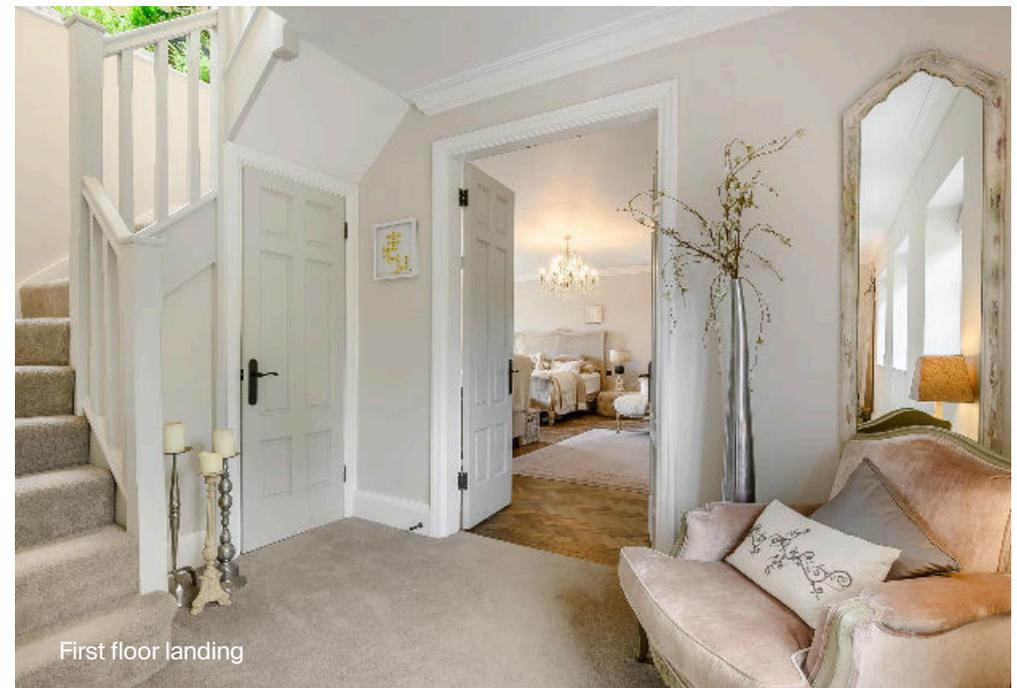
A further flight of stairs rises to the second floor where bedrooms two and three are located. Both are very spacious with skylight windows providing ample natural light. Bedroom two has the benefit of an en suite bathroom with a separate shower and bedroom three has an en suite shower room.

Bedrooms four, five and six are all accessed from the first floor landing and all bedrooms have the benefit of well fitted en suite shower rooms and ample built in wardrobe storage.

Bedroom seven is located on the ground floor as part of the annexe accommodation.



First floor gallery landing



First floor landing



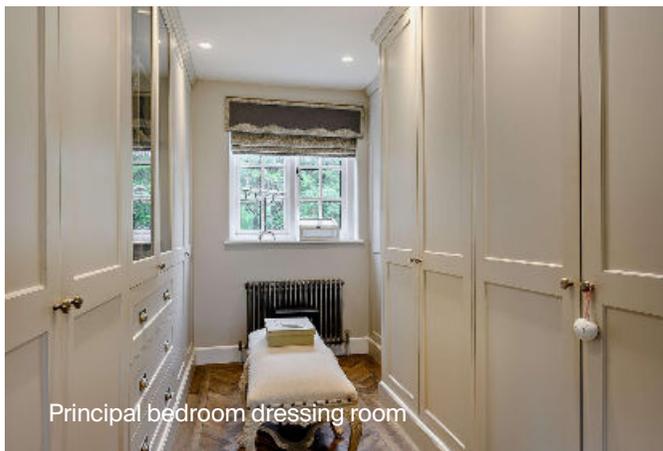
Principal bedroom



Principal bedroom



Principal bedroom sitting area



Principal bedroom dressing room



Principal bedroom en suite



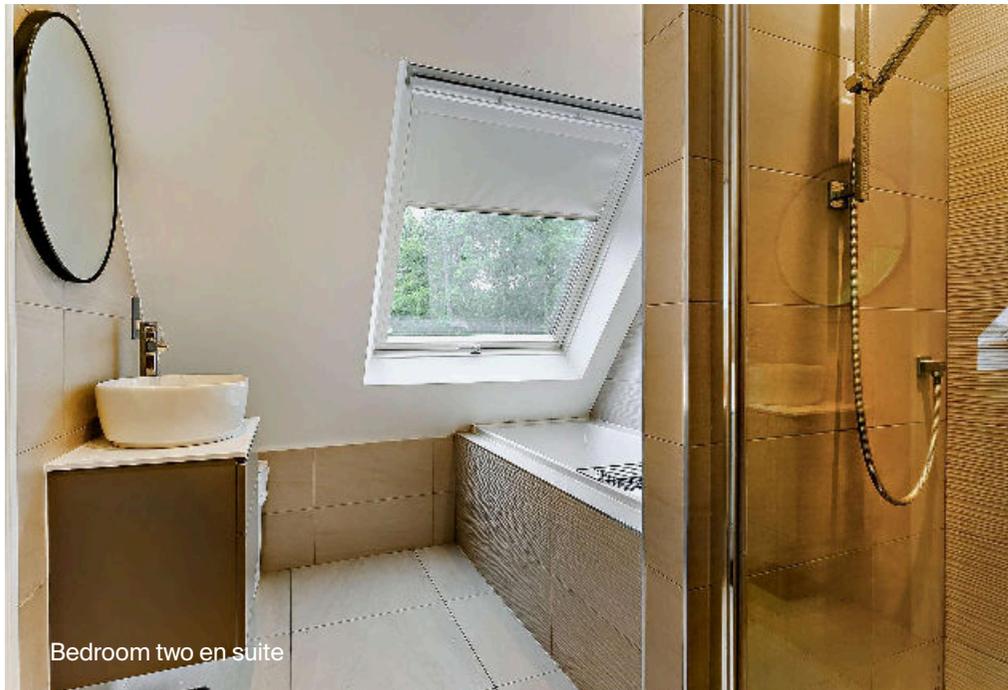
Principal bedroom balcony



Bedroom two



Bedroom three



Bedroom two en suite



Bedroom four



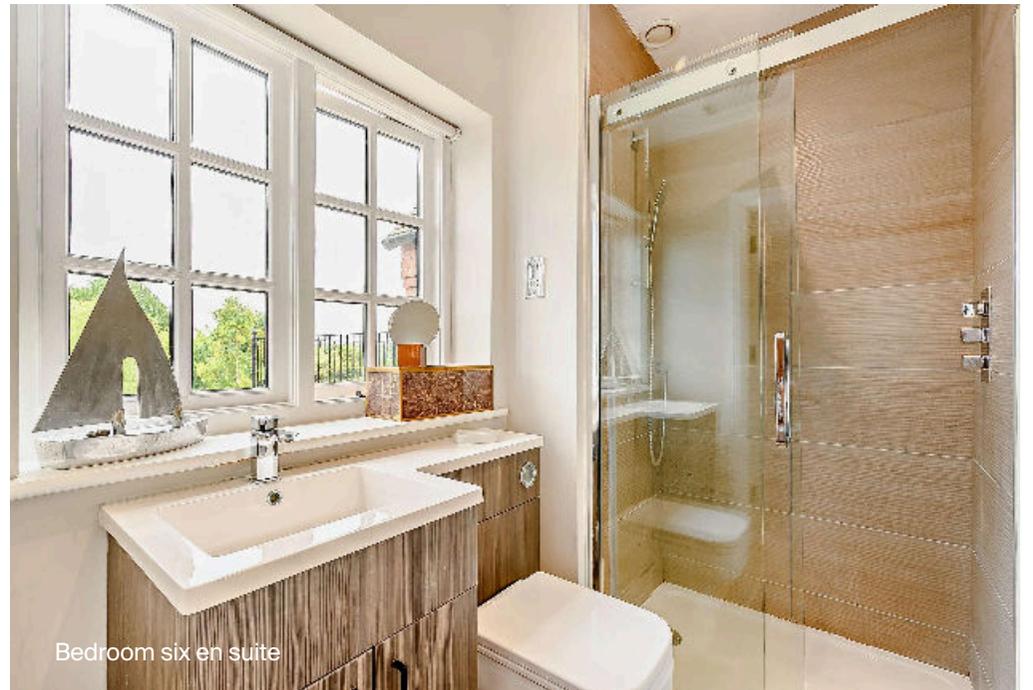
Bedroom five



Bedroom five en suite



Bedroom six



Bedroom six en suite

Gardens

The rear of the property opens to a super sun terrace patio, an ideal location for summertime relaxation. To the left, steps flow down to the outdoor pizza kitchen with a superb bar-style seating area.

To the right steps lead down to a lovely crazy paved outdoor dining and sitting area for enjoying al fresco dining during the sunnier summer months and relaxation afterwards. Steps lead down to the large level lawn, a perfect area for children to play. A lovely crazy paved pathway to the right meanders to another delightful dining/ seating area.



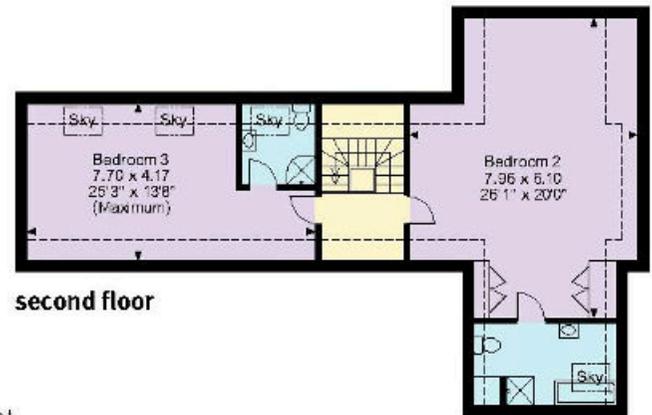
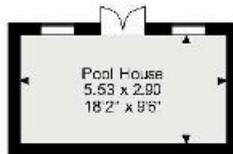
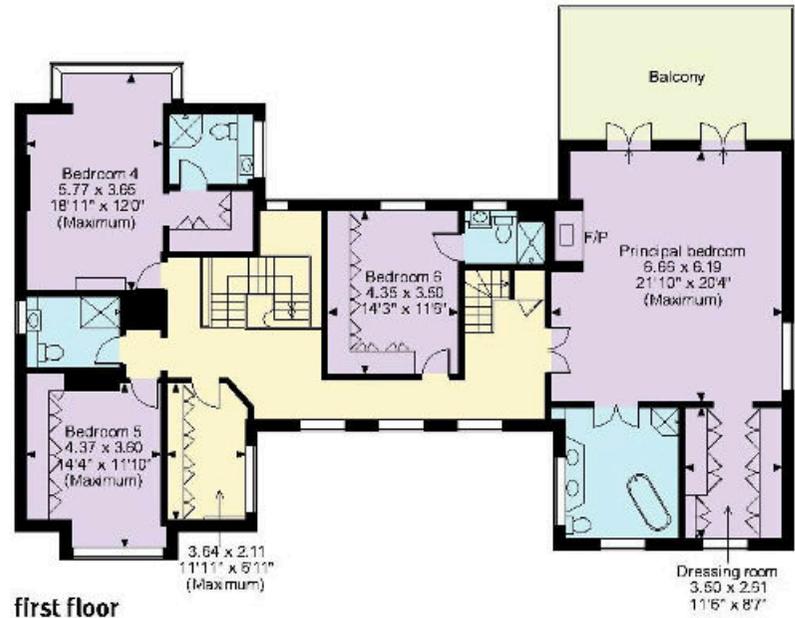
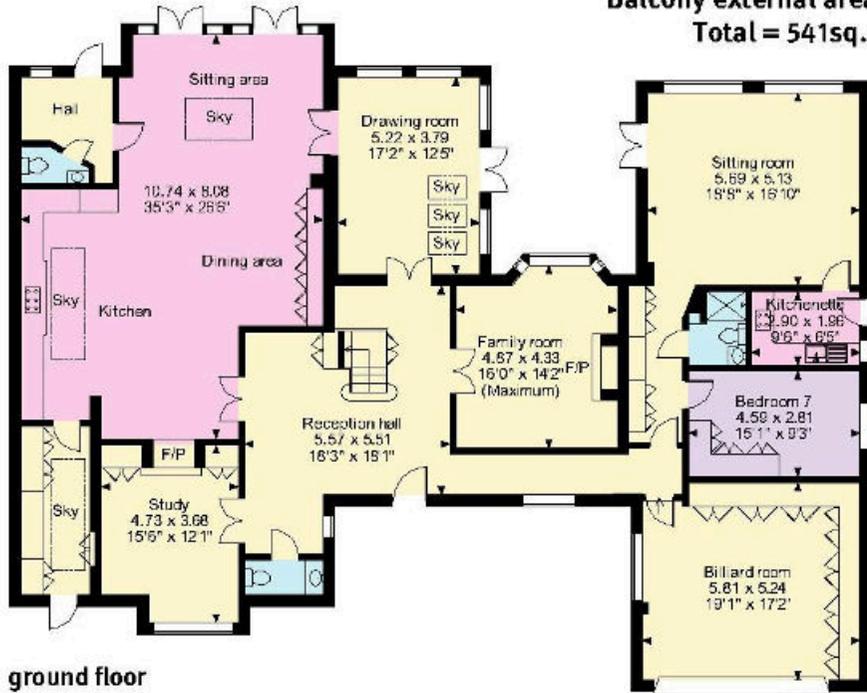
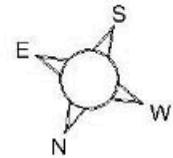
The terraced gardens are an absolute delight. The rear of the property opens to a super sun terrace patio, an ideal location for summertime relaxation.







Lovelace Avenue, Solihull
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 525sq.m (5,649sq.ft)
Pool House = 16sq.m (173sq.ft)
Balcony external area = 22sq.m (233sq.ft)
Total = 541sq.m (5,822sq.ft)



☐☐☐ Denotes restricted head height



Knight Frank

Birmingham

103 Colmore Row

Birmingham

B3 3AG

Sarah Briggs

0121 392 7846

sarah.briggs@knightfrank.com

Knight Frank

Stratford

Bridgeway

Stratford-upon-Avon

CV37 6YX

Will Ward-Jones

01789 297735

william.ward-jones@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2023. Photographs and videos dated August 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Date: 23 December 2024
Our reference: STR190301

16 Lovelace Avenue, Solihull, B91 3JR

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,295,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

William Ward-Jones
Partner, Office Head
+44 1789 206 951
william.ward-jones@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.3 Sep 24