



23 Lovelace Avenue, Solihull, West Midlands







A beautifully presented home in this **prestigious location**, having an enviable plot and stunning gardens with the added benefit of planning permission for a double garage.

Summary of accommodation

Ground Floor

Reception hall | Drawing room | Garden room | Sitting room

Dining room | Kitchen/breakfast/family room

Utility | Boot room | Pantry | Study | Bathroom

Cinema room | Cloakroom

Bedroom 3 with en suite shower room | Bedroom 4 with en suite

bathroom | Bedroom 5 with en suite bathroom

Two further bedrooms | Shower room

First Floor

Principal bedroom suite with en suite bathroom and dressing room

Bedroom 2 with en suite shower room

Outside

In and out driveway | Double garage | Attractive mature gardens

Distances

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



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Situation

23 Lovelace Avenue is situated on a private road on the edge of Solihull in a most sought-after 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 has a wealth of local amenities, bars and restaurants to suit all tastes, as well as the popular Touchwood Shopping Centre.

Birmingham mainline train services give ready 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.

Several excellent golf courses are nearby, including the Henley Golf & Country Club at Henley-in-Arden, Copt Heath Golf Club in Knowle and the renowned Belfry Hotel in Wishaw, just 14 miles away.

The property

23 Lovelace Avenue is a superb example of an excellent and well-appointed family home situated in this incredibly sought-after location. The property has undergone significant improvement works since the current owners have resided there, and the finished product is nothing short of outstanding.

One enters the property via a large reception hall with stairs rising to the first floor, cloakroom. The principal reception rooms are accessed off this attractive reception space. These include a beautiful drawing room with a feature fireplace which leads through to a garden room with wonderful floor-to-ceiling curved glass windows which make the most of the attractive views of the garden. A sitting room with an art deco-style fireplace leads through to a spacious dining room. The hub of this home is sure to be the open plan kitchen/breakfast/family room with bifold doors to the beautiful rear gardens.









The kitchen area has a range of wall-mounted and base units beneath a granite worktop with a central island and integrated appliances, including two ovens, a hob, two waste disposal Insinkeratorators, a Subzero fridge and freezer, wine cooler, Miele dishwasher and microwave. Off the kitchen is a separate utility, pantry and boot room. There is also a substantial study, ideal for homeworkers, a bathroom and a cinema room, which could also be used as a children's playroom or teenage retreat.

It is clear that this property, particularly the ground floor lends itself incredibly well to those that like to entertain; with Sonos throughout and bi-fold doors to the rear, one can only imagine the summer parties.

The first floor accommodation mirrors the exacting standard of finish to that of the ground, having a luxurious principal bedroom suite with dressing room and en suite bathroom with bath and separate shower. There are six further bedrooms, four of which are en suites, and a separate shower room serves bedrooms six and seven. All bathrooms have been supplied via Ripples and finished to the highest standards.

The house is approached via an in and out driveway to an immaculate fore garden. The large driveway provides parking for several cars and gives access to the double garage. The mature fore-garden offers privacy from Lovelace Avenue. It is worth noting that the property has the added benefit of planning permission for a double garage – further details can be found under the ref: PL/2021/00536/MINFHO.

Gardens and grounds

To the rear is a sizeable and private well-stocked garden with an excellent barbecue patio area, a range of herbaceous borders, mature specimen trees and a considerable mainly laid to lawn area with direct access to extensive woods and fields at the rear.

Services

Mains electricity, water, drainage and gas are connected. Sonos throughout. Underfloor throughout the kitchen.

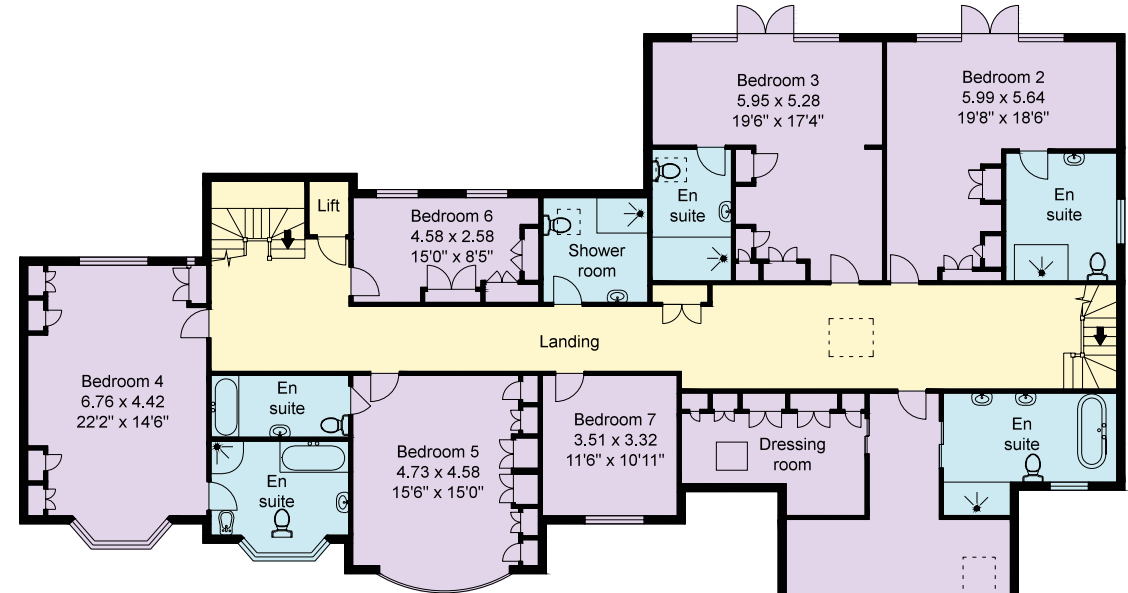
Approximate Gross Internal Floor Area

House: 6,680 sq ft / 621 sq m

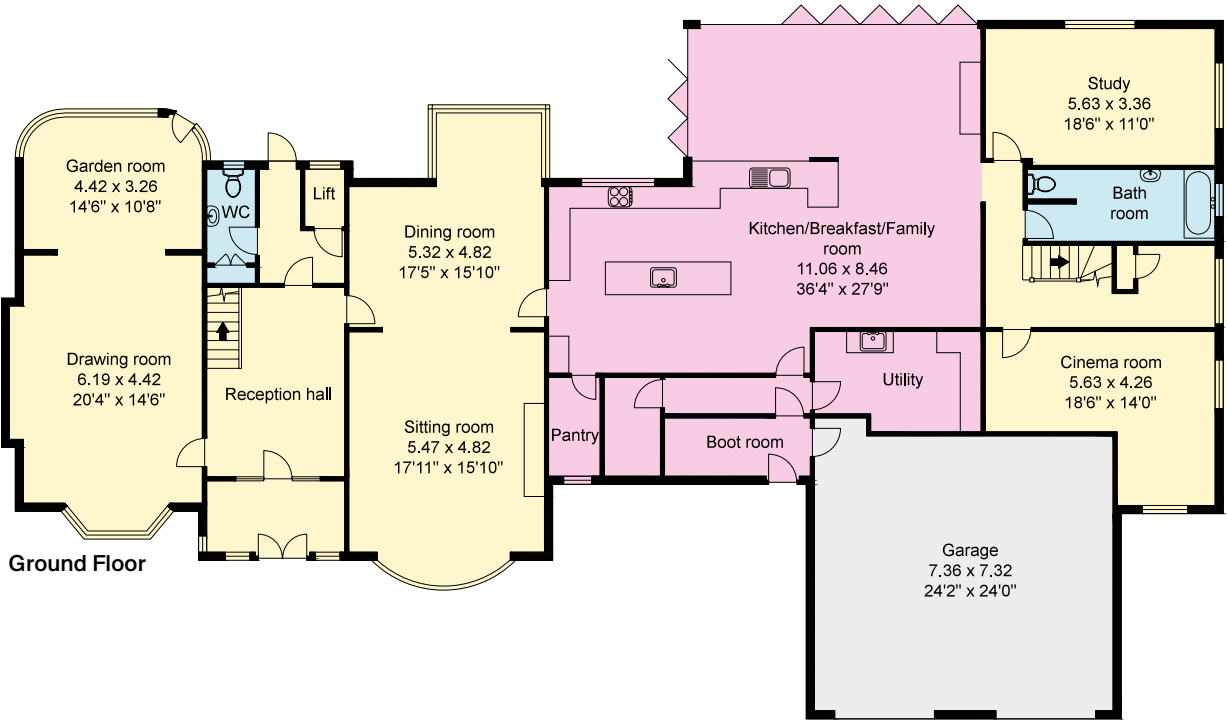
Proposed Outbuilding: 603 sq ft / 56 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

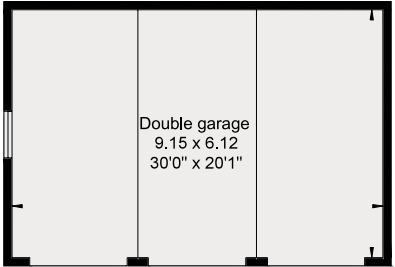
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor



Ground Floor



Proposed Outbuilding







Directions (B91 3JR)

From the M42 Junction 4, take the exit and take the A3400 towards Henley-in-Arden and Hockley Heath. After a short distance turn left into Gate Lane. Follow this lane to the end and turn left towards Solihull. Proceed past the Solihull Riding School and over the M42. Lovelace Avenue is the first road on the right hand side. 23 Lovelace Avenue will be found on the left hand side.

Tenure

Freehold

Local Authority

Solihull Metropolitan Borough Council Telephone 0121 7046000.

Council Tax: Band G

Guide price

£2,250,000

EPC

D

Viewing

By prior appointment only with the agents.



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.

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Particulars dated June 2022. Photographs dated June 2022.

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Date: 28 March 2025
Our reference: STR012101620

23 Lovelace Avenue, Solihull, B91 3JR

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,250,000.

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

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