



Lovelace Avenue, Solihull

Guide Price £1,650,000





PROPERTY OVERVIEW

Nestled on Solihull's most prestigious road, this exceptional family home exudes luxury and sophistication. Boasting a striking exterior, the property spans over 3,600 square feet across three impeccably designed floors. Upon arrival, a wide in and out driveway welcomes you, offering ample parking for multiple vehicles. Stepping through the grand entrance hallway, you are greeted by a seamless blend of contemporary elegance and timeless charm. The heart of the home lies in the spacious open plan kitchen/diner, offering breathtaking views of the rear garden and complemented by a convenient utility area. The property features four generously sized reception rooms, including a luxurious living room, formal dining room, cosy sitting room, and a versatile garden room currently utilised as a home gym and games room. Completing the ground floor is a large double garage with an electric door and a guest cloakroom. Ascend to the first floor to discover six well-appointed bedrooms, with the principal suite featuring ample fitted storage and a lavish en-suite bathroom. Bedrooms two and three boast modern en-suites, while the remaining bedrooms are serviced by a stylish family bathroom. The second floor is a haven of relaxation, comprising a bright double bedroom currently utilised as a cinema room, alongside a generous loft space offering the potential for additional living space.



Outside, the property offers a serene retreat with a rear garden featuring a stunning two-tier patio overlooking a sprawling lawn area. The expansive outdoor space presents the perfect setting for al fresco dining, entertaining guests, or simply unwinding in the tranquillity of nature. This exceptional home also presents an opportunity for further extension, subject to the necessary planning permissions. Experience the epitome of luxury living in this meticulously crafted residence, offering a harmonious blend of grandeur, comfort, and endless possibilities.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold





- Impressive Seven Bedroom Family Home
- Set On Solihull's Most Prestigious Road
- Short Distance To Solihull School
- Immaculately Presented Throughout
- Four Spacious Reception Rooms
- Open Plan Kitchen / Diner
- Large Principal Bedroom With En-Suite & Fitted Wardrobes
- Three En-Suites & Family Bathroom
- Well Maintained Rear Garden With Two Tier Patio

PORCH

ENTRANCE HALLWAY

15' 5" x 12' 6" (4.70m x 3.81m)

WC

LIVING ROOM

27' 6" x 13' 5" (8.38m x 4.09m)

GARDEN ROOM

25' 0" x 13' 7" (7.62m x 4.14m)

DINING ROOM

14' 0" x 12' 6" (4.27m x 3.81m)

SITTING ROOM

14' 11" x 10' 7" (4.55m x 3.23m)

KITCHEN/DINER

19' 1" x 14' 0" (5.82m x 4.27m)

UTILITY AREA

9' 5" x 9' 1" (2.87m x 2.77m)

INTEGRAL DOUBLE GARAGE

19' 8" x 15' 8" (5.99m x 4.78m)



FIRST FLOOR

PRINCIPAL BEDROOM

17' 6" x 11' 4" (5.33m x 3.45m)

ENSUITE

12' 8" x 9' 8" (3.86m x 2.95m)

BEDROOM TWO

15' 4" x 14' 6" (4.67m x 4.42m)

ENSUITE

9' 9" x 4' 5" (2.98m x 1.34m)

BEDROOM THREE

15' 4" x 14' 4" (4.67m x 4.37m)

ENSUITE

9' 9" x 4' 5" (2.97m x 1.34m)

BEDROOM FOUR

14' 1" x 12' 5" (4.29m x 3.78m)

BEDROOM FIVE

11' 6" x 10' 8" (3.51m x 3.25m)

BEDROOM SIX

11' 0" x 10' 8" (3.35m x 3.25m)

BATHROOM

5' 10" x 9' 7" (1.77m x 2.91m)

SECOND FLOOR

BEDROOM SEVEN/CINEMA ROOM

26' 2" x 15' 5" (7.98m x 4.70m)

TOTAL SQUARE FOOTAGE

353.8 sq.m (3808 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN WITH TWO TIER PATIO

ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, fridge, dishwasher, underfloor heating, garden shed, electric garage door, all carpets and blinds, some light fittings, CCTV and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space boarded.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.









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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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