

HUNTERS®

HERE TO GET *you* THERE



Avenbury Drive

Solihull, B91 2QZ

£995,000



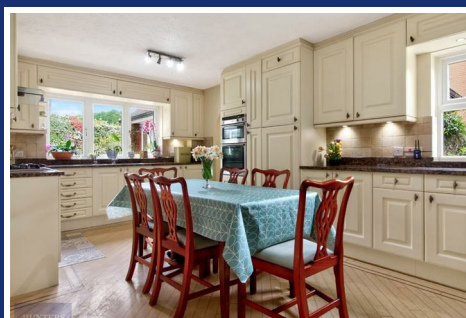
Council Tax: G



1 Avenbury Drive

Solihull, B91 2QZ

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Information

This impressive and substantially extended six-bedroom detached residence occupies a prime position on the highly regarded Avenbury Drive, a quiet and established cul-de-sac forming part of the sought-after Brueton Manor development. Originally constructed by Bryant Homes in the 1990s—renowned for building well-designed, family-focused properties—this location is particularly desirable due to its peaceful setting combined with excellent access to Solihull's amenities.

Offering generous and versatile accommodation throughout, the property is ideally suited to growing families, with an abundance of living space arranged over multiple reception areas and well-proportioned bedrooms.

Upon entering, a welcoming hallway sets the tone for the space on offer, leading through to four separate reception rooms. These provide exceptional flexibility, whether used as formal living and dining areas, a family room, home office, or playroom. The addition of a conservatory to the rear further enhances the ground floor, creating a bright and relaxing space that enjoys pleasant views over the garden and seamlessly connects indoor and outdoor living.

The kitchen area is well-positioned to the rear of the property, offering ample workspace and storage, with the potential to create a large open-plan kitchen/dining/family area if desired, subject to personal preference.

Across the upper floors, the property continues to impress with five well-sized bedrooms, offering comfortable accommodation for larger families or those requiring additional workspace. The home is served by four bathrooms, providing both convenience and practicality for modern living.

Externally, the property enjoys a private and mature rear garden, offering a peaceful retreat with a high degree of privacy—ideal for families, entertaining, or simply relaxing outdoors. To the front, there is ample off-road parking, further enhancing the home's appeal.

Location

Avenbury Drive is ideally positioned just off Marsh Lane, within easy reach of Solihull Town Centre, which offers a wide range of amenities including the renowned Touchwood Shopping Centre, restaurants, bars, and leisure facilities. The area is particularly well regarded for its

excellent schooling options, catering to all age groups.

One of the standout features of this location is its close proximity to Brueton Park and Malvern Park—spanning approximately 130 acres of parkland—offering scenic walking routes, open green spaces, woodland, and a popular lake, making it perfect for families and outdoor enthusiasts.

For commuters, the property benefits from excellent transport links, with easy access to the M42, M40, and wider motorway network, as well as rail services from Solihull station providing direct connections to Birmingham and London.

Living Room

28'9 x 12'6 (8.76m x 3.81m)

Dining Room

13'2 x 10'6 (4.01m x 3.20m)

Study Room

11'2 x 7'2 (3.40m x 2.18m)

Conservatory

23'11 x 12'0 (7.29m x 3.66m)

Kitchen

18'1 x 15'0 (5.51m x 4.57m)

Utility / Bathroom

9'6 x 8'6 (2.90m x 2.59m)

Bedroom One

18'2 x 15'9 (5.54m x 4.80m)

En-suite

7'5 x 5'3 (2.26m x 1.60m)

Bedroom Two

11'7 x 10'6 (3.53m x 3.20m)

En-suite

7'5 x 3'4 (2.26m x 1.02m)

Bedroom Three

12'2 x 11'6 (3.71m x 3.51m)

Bedroom Four

12'10 x 7'11 (3.91m x 2.41m)

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Bedroom Five

10'6 x 7'11 (3.20m x 2.41m)

Bedroom Six

13'2 x 9'6 (4.01m x 2.90m)

Family Bathroom

9'2 x 8'7 (2.79m x 2.62m)

Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band G.

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Fixtures And Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Agent Notes

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters affecting the property and would advise any potential buyer to obtain verification from their solicitor.



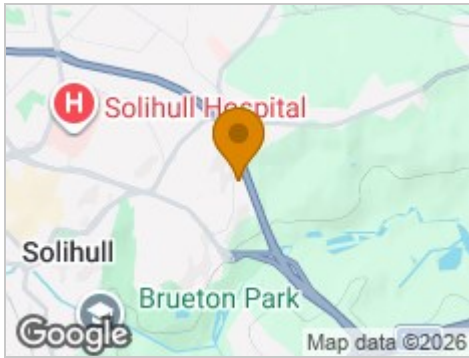
Road Map



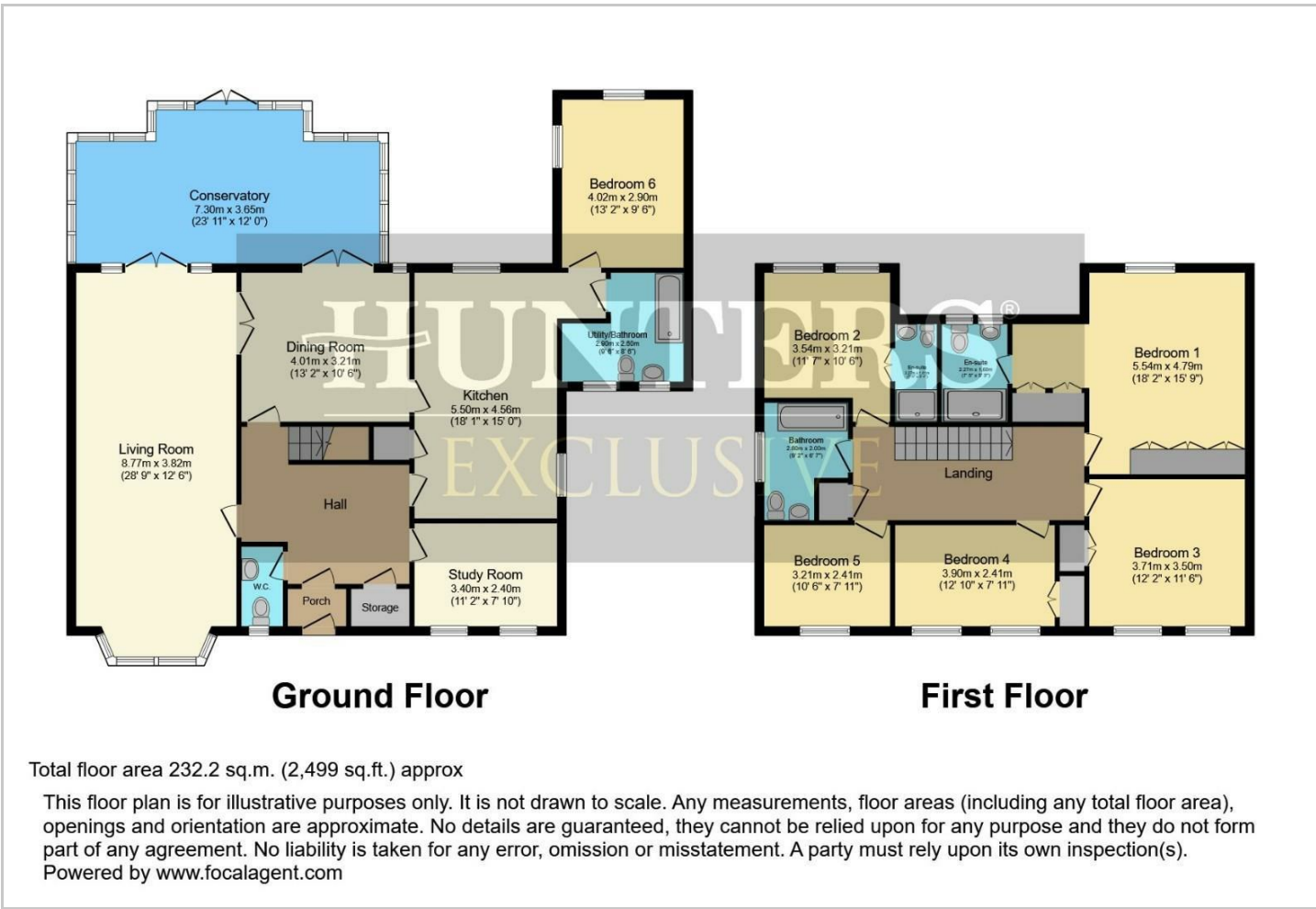
Hybrid Map



Terrain Map



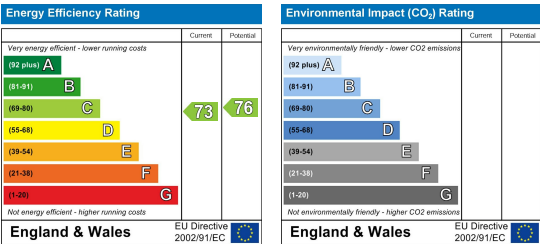
Floor Plan



Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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