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**16 LINTON AVENUE
SOLIHULL
B91 3NN**

Beautifully presented five bedroom detached home in a quiet cul-de-sac within the sought after Tudor Grange school catchment with stunning south facing garden, superb open plan kitchen space and double garage.

16 LINTON AVENUE

Situated in a quiet cul-de-sac within the sought-after Tudor Grange school catchment, this well-maintained five-bedroom detached home offers spacious and stylish family living throughout. Highlights include a dual-aspect lounge with inglenook fireplace, a cosy garden-facing sitting room and an impressive open-plan kitchen/dining/family space featuring Neff appliances, bespoke walnut units, quartz worktops and bi-fold doors to the garden. Upstairs are five double bedrooms, including a principal suite and a second en-suite bedroom, plus a family bathroom. Outside, the south-facing landscaped garden provides private patio and lawned areas, while the front offers ample driveway parking, a double garage and attractive lawned frontage.





The property opens into an entrance porch leading through to a bright, spacious hallway, creating a warm and welcoming first impression. From here, there is access to the main reception areas, useful storage and a convenient guest W.C.

The impressive through lounge enjoys excellent proportions and plenty of natural light from its dual aspect layout. A feature brick inglenook fireplace adds real character, while bi-fold doors open directly onto the garden terrace. and there's also access to a separate sitting room overlooking the garden, ideal as a family snug, reading room or playroom.

To the front of the house, the study provides a quiet and practical workspace, making the layout well suited to growing families and home working.

The standout feature is the open plan kitchen/dining/family room, designed for both everyday living and entertaining. The kitchen includes high quality Neff appliances, bespoke English built American walnut cabinetry, sleek quartz worktops and a large breakfast island. Bi-fold doors bring in plenty of natural light and open onto the patio and garden beyond.

Just off the kitchen is a spacious utility room with additional storage, side access and internal access to the double garage, adding further convenience to this well arranged family home.







The first floor is centred around a spacious landing, giving access to all five bedrooms and creating an open, airy feel. The layout has been thoughtfully arranged for family living, with excellent storage throughout.

The principal bedroom is particularly generous, featuring a fitted wardrobe area leading through to a sizeable en-suite shower room with a large walk-in shower and contemporary fittings. Bedroom two is another substantial double, also benefitting from fitted wardrobes and its own en-suite, making it ideal for older children or guests.

The remaining three bedrooms are all good size doubles, each enjoying attractive views over the rear garden and built-in wardrobes for practical storage.

The family bathroom is well appointed with both a bath and separate shower, offering flexibility for busy households. Additional cupboards off the landing further enhance the storage, helping to keep everyday family life organised.





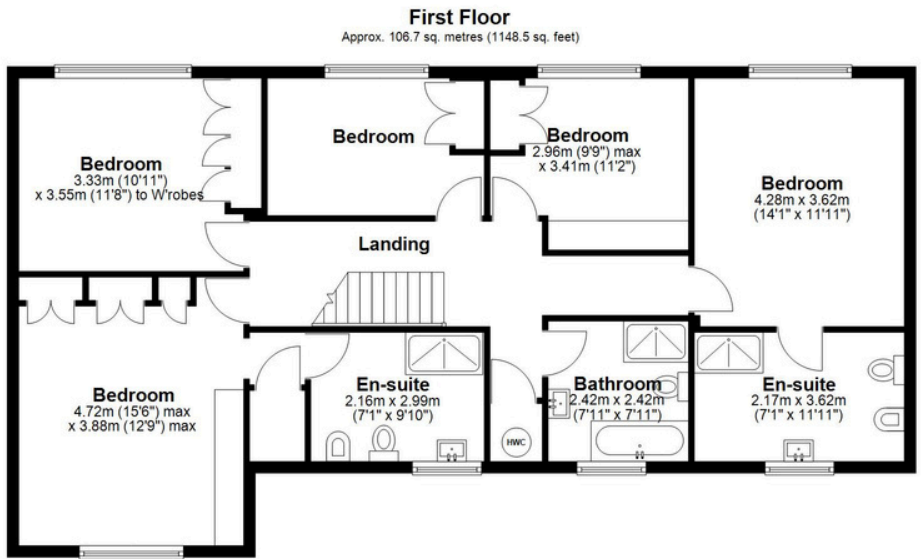
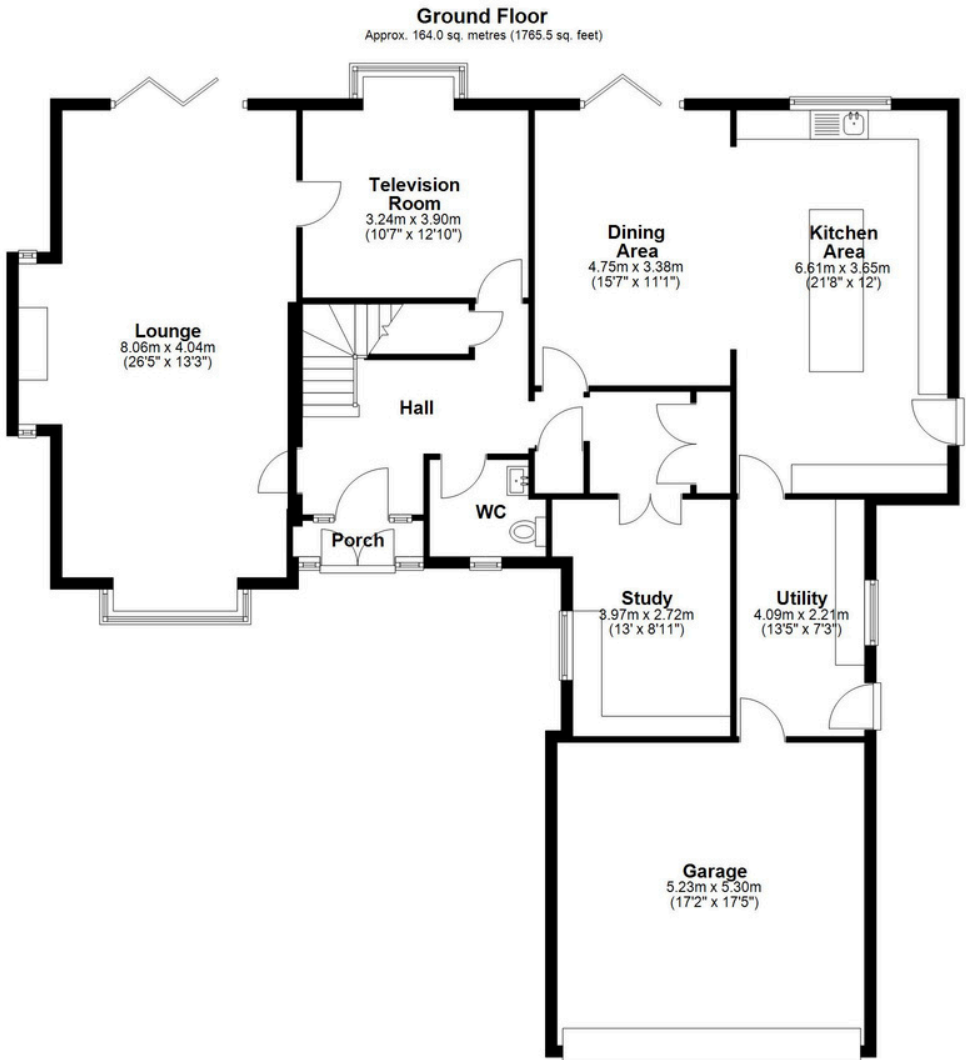




The outside space has been thoughtfully designed to complement the house and offers a private setting ideal for both family life and entertaining. To the front the property sits back from the road within a quiet cul-de-sac and benefits from a generous driveway providing parking for multiple vehicles alongside a neat lawned area. The double garage offers excellent additional storage and practical everyday use with direct access from the utility room as well as side access to the garden.



A standout feature of the property is the beautifully landscaped south facing rear garden. Designed to make the most of its sunny aspect the garden combines well maintained lawn areas with mature shrubs, trees and established borders which create colour and privacy throughout the seasons. A spacious patio seating area sits directly off the rear of the house providing an ideal space for outdoor dining, relaxing or entertaining guests. The overall setting feels peaceful and carefully maintained making it a wonderful extension of the living accommodation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 270.7 sq. metres (2914.1 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

- Five Bedroom Detached House
- Two En-Suite Shower Rooms
- Open Plan Kitchen Space
- Spacious Through Lounge
- Separate Sitting Room
- Study to the Front
- Double Garage and Utility
- South Facing Landscaped Garden
- Quiet Cul-de-Sac Position
- Tudor Grange Academy Catchment

SIZE Total - 2,914 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	8 Mbps	1 Mbps
Superfast	79 Mbps	20 Mbps
Ultrafast	1800 Mbps	1000 Mbps

Network in the area: OpenReach, CityFibre

MOBILE

Network in the area: 3 - 84%, EE - 82%, O2 - 80%, Vodafone - 78%.

PARKING

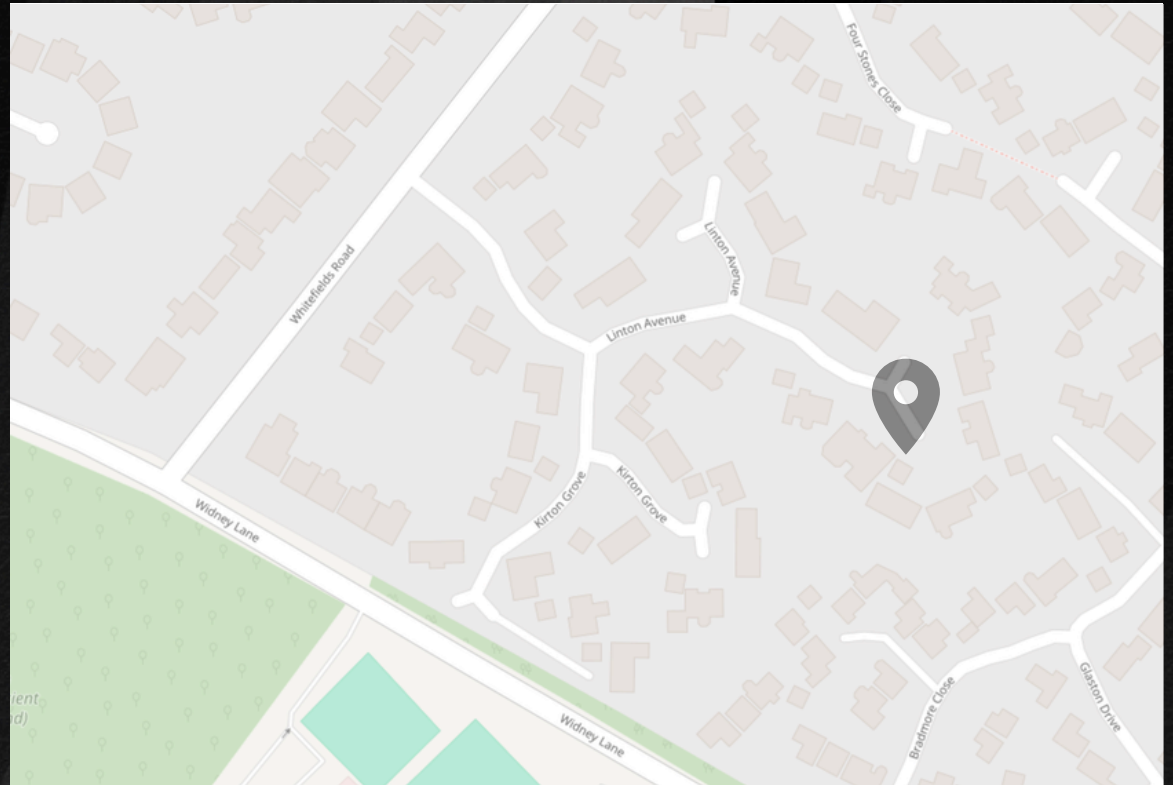
Garage & Driveway Parking

FLOOD RISK

Very Low

COVENANTS

N/A



LOCATION

Situated in a quiet residential cul-de-sac, the property is ideally placed for families, with access to the sought-after Tudor Grange school catchment and other respected local schools.

Solihull town centre, Touchwood Shopping Centre, parks and local amenities are all within easy reach, while Solihull railway station, Birmingham International and the Midlands motorway network provide excellent transport links.

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.

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www.dmandcohomes.co.uk

premium@dmandcohomes.co.uk