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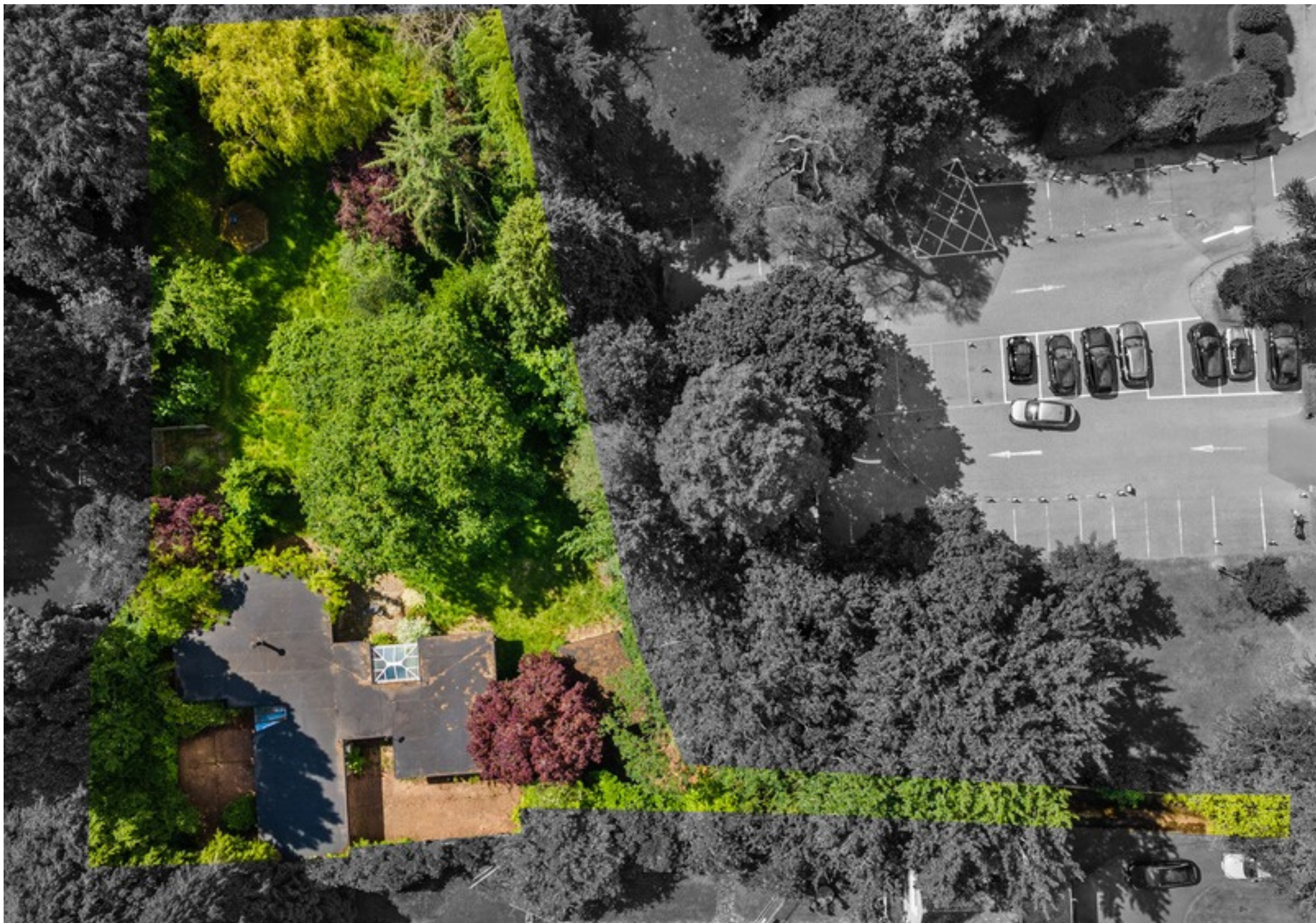
**36 BRUETON AVENUE
SOLIHULL
B91 3EN**

A rare opportunity to acquire a detached bungalow occupying a 0.6 acre plot in one of Solihull's most sought after locations, offering exceptional privacy and outstanding potential to expand (STP)

36 BRUETON AVENUE

Tucked away along a private driveway in one of Solihull's most desirable locations, this detached bungalow, can't even be seen from the road yet is just a short walk from the town centre. Offering privacy that is rarely found so close to everyday amenities, the property presents an exciting opportunity for buyers looking to create a forever home. Whether modernising the existing accommodation, extending subject to the necessary permissions, the possibilities are extensive. Mature gardens, a detached double garage and excellent access to highly regarded schools make this a truly special opportunity in an outstanding location.







At the heart of the home is an impressive open plan living and dining room measuring over 25 feet in length. Large windows and sliding doors frame views across the surrounding gardens, allowing natural light to flood the space and creating an excellent setting for both everyday living and entertaining. The adjoining kitchen is fitted with a range of wall and base units and offers excellent potential to modernise or reconfigure to suit contemporary family life. A separate utility room and guest WC add further practicality.

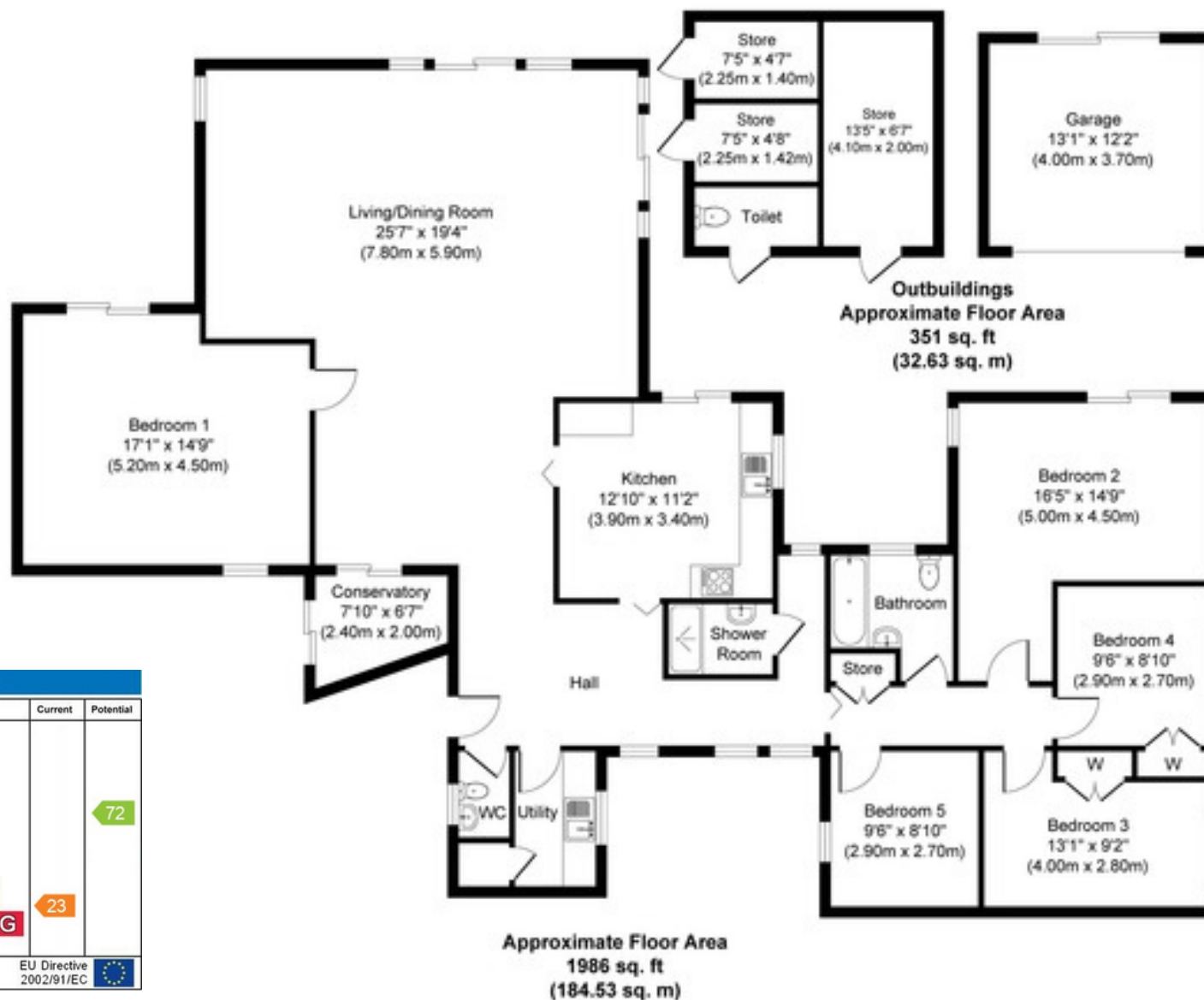
Positioned away from the main bedroom accommodation is a substantial additional room which provides excellent versatility. Whether utilised as a principal bedroom, formal sitting room, family room or home office, it allows the layout to adapt to a variety of lifestyles.

The inner hallway leads to four further bedrooms, creating a well-defined sleeping wing. The principal bedroom is particularly generous in size, whilst the remaining bedrooms offer flexible accommodation for family members, guests or those working from home. The bedrooms are served by both a family bathroom and a separate shower room, with useful built-in storage completing the internal accommodation.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

We and our agents have taken every reasonable step to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

FEATURES

- Large Detached Bungalow
- 0.6 Acre Plot
- Long Private Driveway
- Four Bedrooms Plus Reception Room
- Detached Double Garage
- Mature Private Gardens
- Potential To Extend STPP
- Walking Distance to Town Centre
- Excellent Local Schooling Nearby

SIZE Total - 1,986 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	17 Mbps	1 Mbps
Ultrafast	5500 Mbps	5500 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

MOBILE

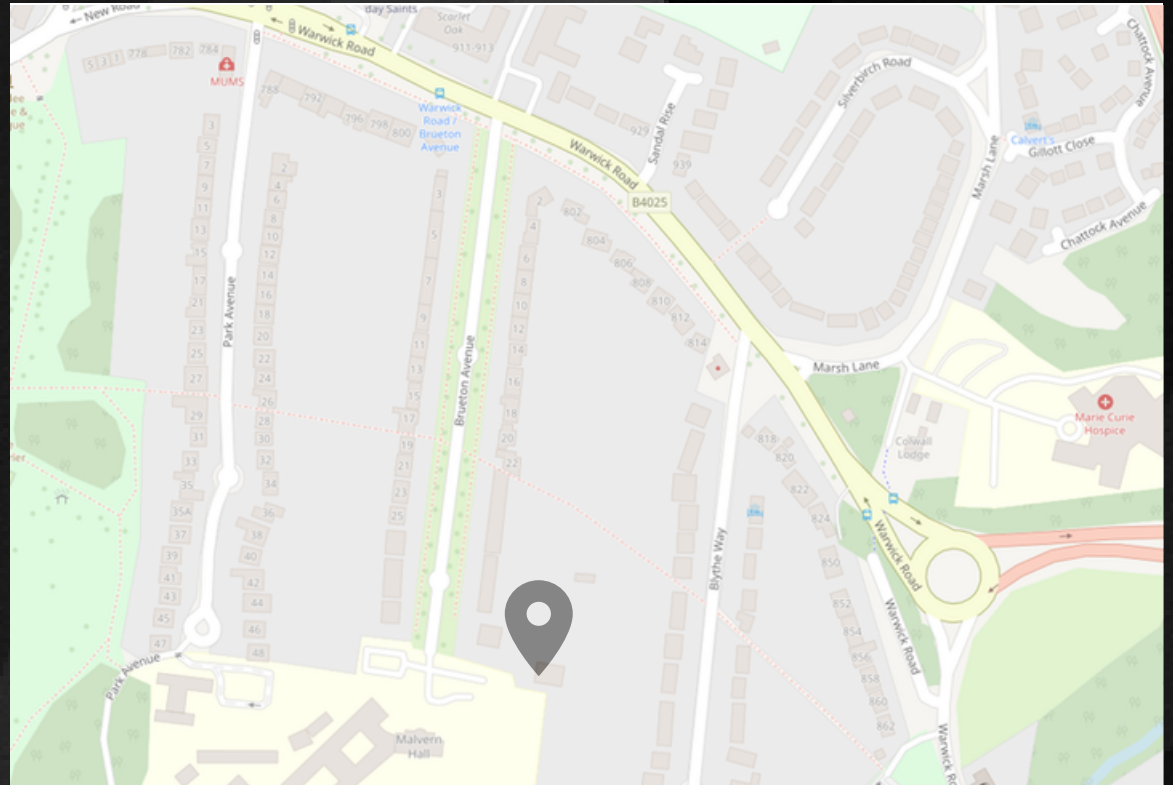
Network in the area: EE - 85%, Vodafone - 80%, Three - 85%
O2 - 81%

PARKING Garage & Driveway Parking

FLOOD RISK No Risk

COVENANTS Please ask agent

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.



LOCATION

Situated in one of Solihull's most prestigious residential locations, the property enjoys the unique advantage of a peaceful setting whilst remaining within walking distance of the town centre. Solihull offers an excellent range of shops, restaurants, cafés and leisure facilities, together with Touchwood Shopping Centre, Brueton Park and Malvern Park.

The area is particularly well regarded for its outstanding educational opportunities, including both state and independent schools. Solihull Railway Station provides direct services to Birmingham and London, whilst the M42, Birmingham International Airport, NEC and the wider motorway network are all easily accessible, making this an ideal location for commuters.

VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)
✉ premium@dmandcohomes.co.uk

DM&Co.

YOUR PREMIUM AGENT

Call us on **01564 777314 (option 4)**

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