



**Oakwood 38 Lovelace Avenue  
Solihull, West Midlands B91 3JR**

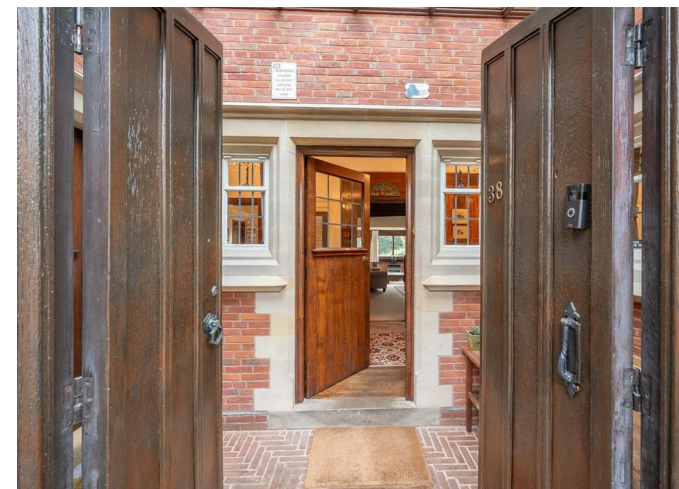
**Offers In The Region Of £1,350,000**



Built in the 1930s, Oakwood is an individually styled residence that has retained many original features including intricately carved timbers, magnificent stone bay window and door surrounds, and attractively designed brickwork. It is the first time the property has come to the open market in over 30 years and during that time, it has been an excellent family home.

To the ground floor, the property comprises; entrance porch, substantial reception hall, sitting room, dining room, snug/breakfast room, large fitted kitchen, utility room, and two downstairs WCs. On the first floor, there are four good-sized bedrooms, two en-suites and main jack-and-jill bathroom. It further benefits from a well maintained South-East facing garden, double garage, and ample off-road parking. The accommodation space totals an impressive 3,830 sq. ft., while the plot itself comes to over a third of an acre.

The town of Solihull offers an excellent range of amenities to include the renowned "Touchwood" shopping centre and "Tudor Grange" leisure centre with swimming pool, park and athletics track. There are schools to suit all age groups, including public and private schools for both boys and girls. The nearest railway station ("Widney Manor") is only 0.4 miles away and provides direct trains to Solihull, Birmingham City Centre, Stratford-upon-Avon, and Worcester. In addition, the National Exhibition Centre (NEC) and Birmingham International Airport (BHX) are within an approximate 20-minute drive, while the nearby M42 provides fast links to the M5, M6 and M40 motorways.





This property is discretely positioned and set well back from the private road behind a lawned foregarden with a range of mature shrubs and trees. A tarmacadam driveway provides parking for multiple vehicles and gives access to the double garage. To the front of the property, a pair of shaped oak doors with a feature stone surround open into:

### Entrance Porch

12'9" x 5'6" (3.90m x 1.70m)

With glazed roof, feature stonework with leaded light windows, original part glazed oak door leading to the double garage, and herringbone brick floor. Further original part glazed oak door into:

### Reception Hall

36'8" x 12'1" (max) (11.20m x 3.70m (max))

With feature wall with inset timber beams and decorative brickwork, grand oak turned staircase with matching handrails rising to the first floor, understairs storage cupboard, part glazed door leading to the sitting room, two radiators, and original oak strip flooring. Door into:

### Sitting Room

25'3" x 16'8" (min) (7.70m x 5.10m (min))

Split level; with leaded light windows to the side and rear, two pairs of matching French doors leading to the rear garden, part glazed door leading to the snug/breakfast room, wall mounted gas fire, and two radiators. Further part glazed door into:

### Dining Room

18'4" x 12'5" (max) (5.60m x 3.80m (max))

With leaded light windows to the rear, and two radiators.

### Snug/Breakfast Room

18'4" x 10'5" (max)/8'10" (min) (5.60m x 3.20m (max)/2.70m (min))

With leaded light window to the rear, radiator, and original oak strip flooring. Wide opening into:

### Kitchen

17'0" x 12'5" (max) (5.20m x 3.80m (max))

With leaded light windows to the side and rear, fitted kitchen

with a range of solid wood wall, drawer and base units with wooden work surfaces over, inset double bowl Belfast sink with mixer tap over, "Leisure Cookmaster" range-style cooker with double oven, grill, plate warmer, 5-ring gas hob, two electric hot plates and extractor fan over, space for an American-style fridge-freezer, integrated "Bosch" dishwasher, integrated larder cupboard with downlights, tiling to splashback areas, radiator, and oak strip flooring. Part glazed timber stable door into:

### Utility Room

13'1" x 7'2" (max) (4.00m x 2.20m (max))

With UPVC double glazed door with matching side panel leading to the rear garden, a range of wall and base units with roll top work surfaces over, inset single bowl/single drainer sink with mixer tap over, floor mounted "Potterton" gas-fired boiler, and tiling to splashback areas. Door into:

### First Floor Landing

30'6" x 7'6" (9.30m x 2.30m)

With feature leaded light stone bay window to the front (plus additional leaded light windows to the front and sides), radiator, and oak strip flooring. Door into:

### Bedroom One

18'8" x 12'5" (to wardrobe fronts) (5.70m x 3.80m (to wardrobe fronts))

With leaded light window to the rear, a range of built-in wardrobes with hanging and shelving, and radiator. Door into:

### En-Suite Shower Room

7'10" x 5'10" (2.40m x 1.80m)

With leaded light window to the side, 4-piece suite comprising; shower cubicle with mains fed shower, low level WC with concealed cistern, bidet, vanity unit with inset wash hand basin and mixer tap, extractor fan, and tiling to splashback areas.

### Bedroom Two

18'8" x 13'1" (5.70m x 4.00m)

With leaded light window to the rear garden, a range of built-in wardrobes with hanging and shelving, and radiator.







### Bedroom Three

16'8" x 13'1" (5.10m x 4.00m)

With leaded light windows to the side and rear, a range of built-in wardrobes with hanging and shelving, and radiator. Door into:

### Jack-and-Jill Bathroom

12'9" x 8'6" (3.90m x 2.60m)

With hatch giving access to the loft, leaded light window to the side, 4-piece suite comprising; freestanding roll top bath with mixer tap and shower attachment over, shower cubicle with mains fed shower over, low level WC, pedestal wash hand basin, and tiling to splashback areas.

### Bedroom Four

12'5" x 9'10" (plus additional storage area) (3.80m x 3.00m (plus additional storage area))

With leaded light windows to the front and side, and radiator.

### En-Suite Bathroom

8'10" x 7'6" (2.70m x 2.30m)

With leaded light window to the front, 3-piece suite comprising; panelled bath with electric "Triton" shower over, low level WC, vanity unit with inset wash hand basin, tiling to splashback areas, and radiator.

### Double Garage

18'8" x 18'0" (5.70m x 5.50m)

With electrically operated up-and-over door to the front, skylight, lighting, power, space and plumbing for a washing machine, and workshop area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## Outside

To the side of the property, there is a timber gate that gives access to the passageway (with outdoor tap) running from the front to the rear. A paved pathway leads to the raised patio area with steps down to main garden, which is laid-to-lawn and houses a range of mature shrubs. The garden is bound by timber fencing to two sides and mature hedging to the other side. There are feature brick pillars and a brick arch to lower part of the garden, which give access to swimming pool that is no longer in use.

## Additional Information

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a highest available upload speed of 220 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated 'Likely' and 'Limited'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Solihull Metropolitan Borough Council - Band H

## Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

## Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

## Services:

Mains drainage, electricity, gas, and water are connected to the property. The heating is via a gas-fired boiler, which is located in the utility room.

## Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

## Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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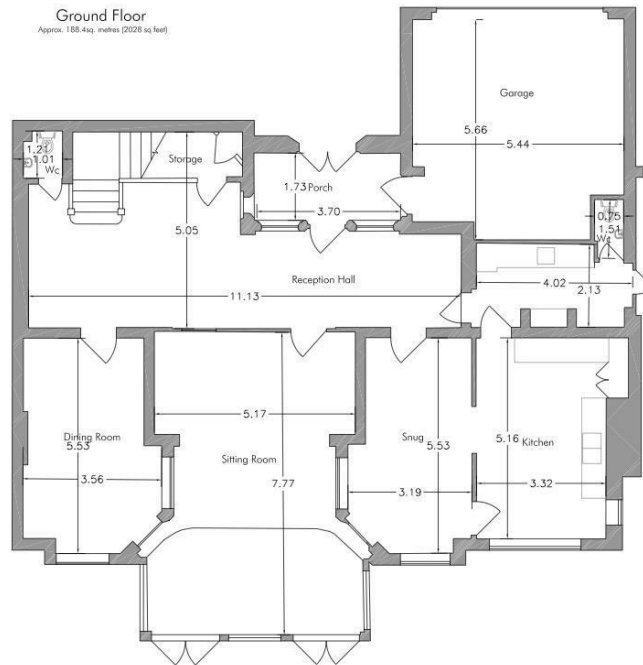
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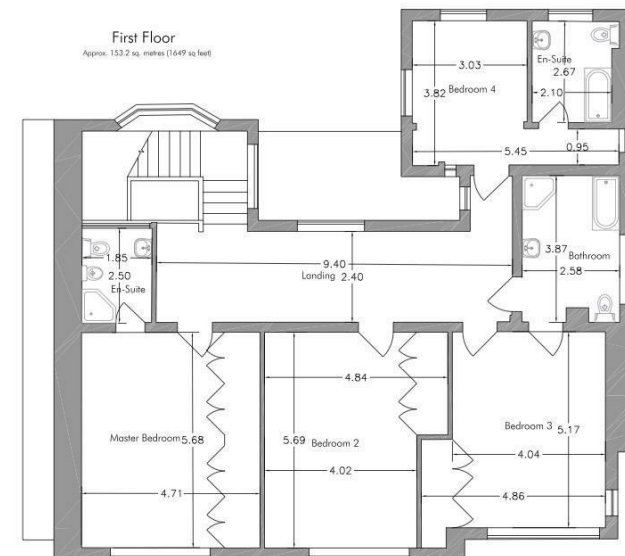
#### Oakwood

38 Lowlace Avenue  
Salford  
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#### General Arrangement Plan Ground Floor

Note:  
Care should be taken when plans are printed  
to avoid scale distortion.

Date: 02-12-24  
Scale: NTS  
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#### Oakwood

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#### General Arrangement Plan First Floor

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