



**Treetops**

Lovlace Avenue

**theAgents**  
property consultants

One of Solihull's most prestigious addresses, this recently renovated luxury residence embodies refinement, space, and timeless sophistication. Extending to over 10,293 sq ft, the home has been thoughtfully reimaged to balance grandeur with comfort, offering a seamless blend of exquisite living and entertaining spaces. From light-filled reception rooms designed for elegant gatherings to serene private quarters for family life, every detail has been crafted with discerning taste. Beyond the main house, a detached wellness suite awaits, complete with a private spa and bespoke fitness facilities, creating an exclusive sanctuary dedicated to wellbeing and relaxation.

TREETOPS  
70 LOVELACE AVENUE  
SOLIHULL

## PROPERTY OVERVIEW

Offered to the market with no upward chain, this exceptional six-bedroom detached residence has been recently renovated to a high standard and spans over 10,293 sq ft. Positioned towards the end of the prestigious Lovelace Avenue on a private road, the home sits on a wide, landscaped plot with a gated driveway and manicured foregarden. Arranged over three impressive floors, the property blends elegant design with modern luxury, offering both formal and family living spaces alongside outstanding leisure facilities.

### Ground Floor

Upon entering the property you are greeted by the grand entrance hallway with a spectacular staircase that rises throughout the property and provides access to: Four generous reception rooms – the welcoming living room a place for all the family, the panelled sitting room, provides a second space to retreat to and enjoy a quiet book or a great movie, the dining room a place to get enjoy a meal together and share stories, the study is located in a quiet area, so you can work without being disturbed. A spectacular open-plan breakfast kitchen and family room exceeding 45 feet in length, with three sets of French doors opening to the rear terrace, superb space for large gatherings to celebrate. A Guest cloakroom, generous storage, rear lobby with plant room, and direct access to the double garage.

### First Floor

On the first floor you will find four double bedrooms, all with balcony access, and four luxury bathrooms: Principal Suite: An amazing bedroom which opens onto the balcony with views over the garden, with two walk-in wardrobes, a private sitting room, which could make the perfect nursery or a study complete with an opulent en-suite. Bedroom Two: Is of generous proportions with a walk-in wardrobe and en-suite. Bedrooms Three & Four: Are very generous double bedrooms that share a Jack & Jill en-suite. An additional luxury family bathroom, means everyone has their own. The utility is to be found on this floor, no need to carry the laundry downstairs.

### Second Floor

Two further double bedrooms both with en-suites, perfect for teenagers or guests. Plus a large multi-purpose room currently used as a home cinema but there is enough

space to add a games room or additional reception.

## Grounds & Detached Wellness Suite

The southerly-facing rear gardens are beautifully landscaped with lawns, formal borders, mature shrubs, and trees. At the rear boundary stands The Orchard – a detached wellness suite featuring: Indoor swimming pool, Yoga studio, Fully equipped gymnasium, Sauna, Shower room, Garden room, Plant room

A decked terrace and landscaped surroundings complete this superb private leisure retreat

### Location

Consistently ranked among the UK's most desirable places to live, Solihull combines leafy suburbs, outstanding schools, and a vibrant town centre. Residents enjoy Touchwood Shopping Centre, beautiful parks, and excellent leisure facilities. Superb transport links include direct trains to Birmingham (15 mins) and London Marylebone (approx. 1hr 40), quick access to the M42 and motorway network, and Birmingham Airport just minutes away.

**Services to the Property** all mains connected,  
Local Authority – Solihull EPC – Rating tbc

### Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

### Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





























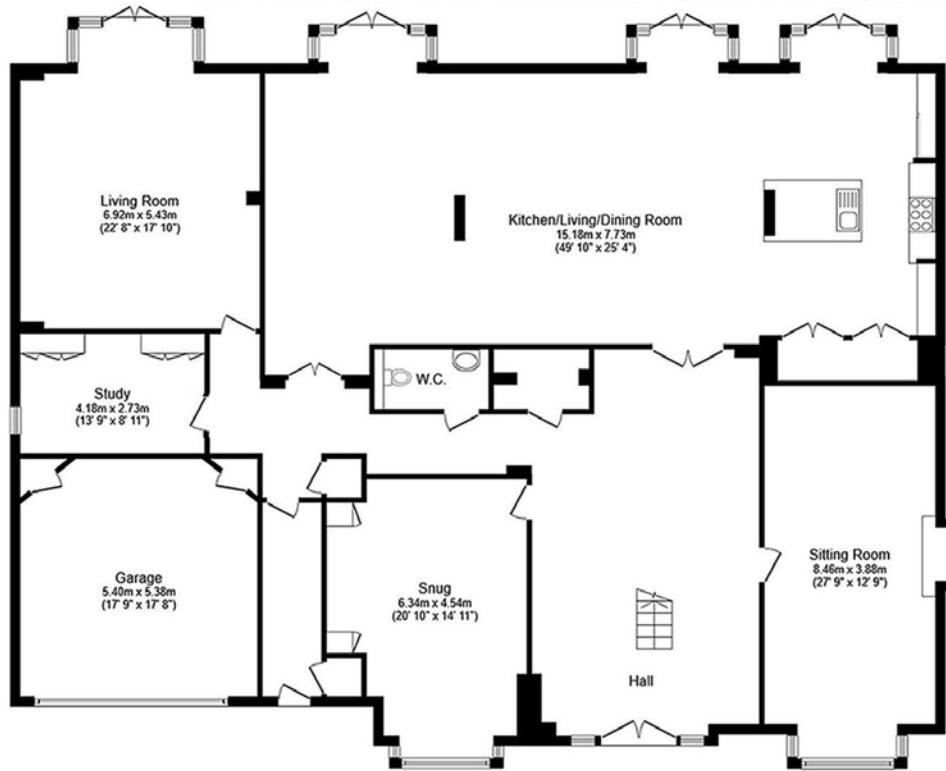




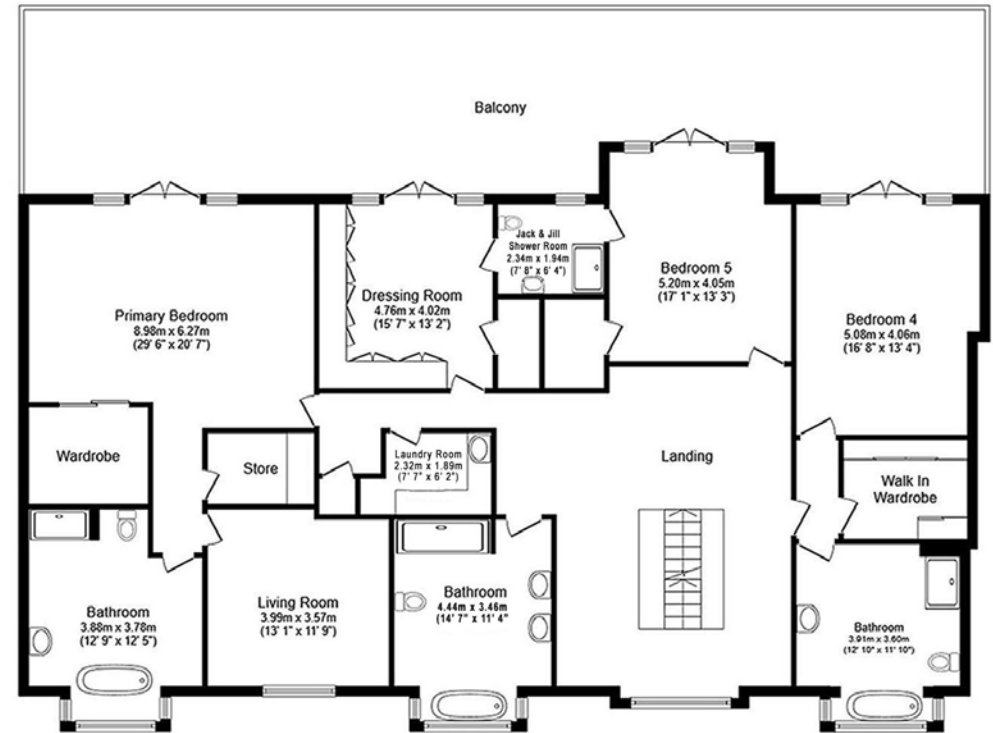


# Lovelace Avenue, Solihull B91 3JR

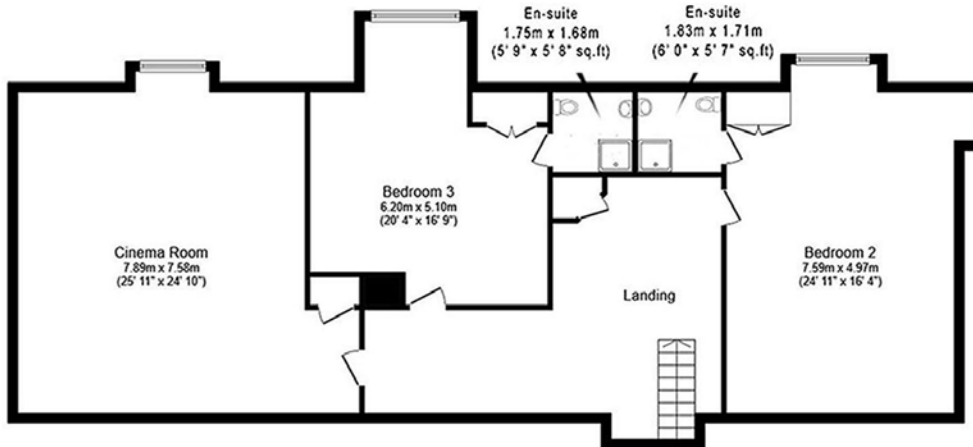
The total floor area combined equates to 10,293.33 sq.ft (956.25 sq.m) + eaves storage: 376.6 sq.ft (34.99 sq.m)



**Ground Floor:** 3,603.84 sq.ft ( 334.80 sq.m)

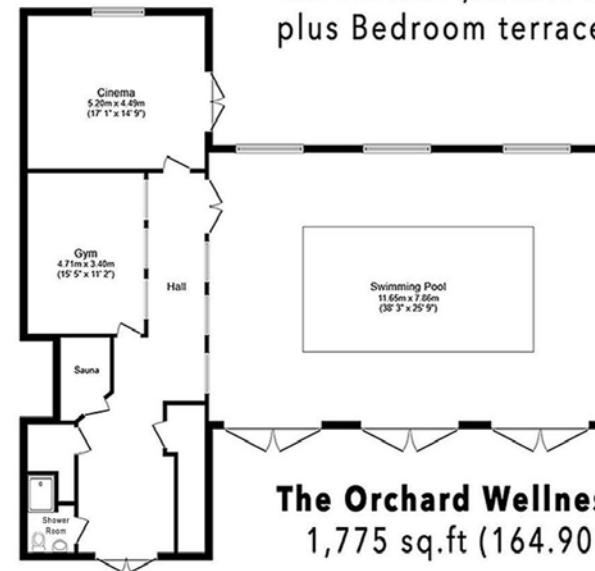


**1st Floor:** 2,658.00 sq.ft (246.94 sq.m) Internal  
plus Bedroom terrace: 855.52 sq.ft (79.48 sq.m)



**2nd Floor:** 1,400.95 sq.ft (13.15 sq.m)

2nd floor storage in eaves: 376.60 sq.ft (34.99 sq.m)



**The Orchard Wellness Suite**  
1,775 sq.ft (164.90 sq.m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).





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**Important Notice**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.