



491 Warwick Road, Solihull, B91 1AN
£800,000

 prime.state.rivers

www.simonburthomes.co.uk

Overview

Being sold with no upward chain and vacant possession. 491 Warwick Road is a handsome, well-proportioned, 5 bedroom, traditional, detached, character family home, offering in excess of 2,620 square feet of tastefully presented accommodation over 3 storeys. This impressive and spacious residence has been substantially extended and continuously improved and maintained by the present owners over the years and further benefits from being most conveniently situated within comfortable strolling distance of Solihull town centre, Touchwood and Solihull Station.

Tenure

We have been advised that the property is FREEHOLD, however you should check this with your legal advisor before exchanging contracts.

Local Authority

Solihull Borough Council - Tax Band F

Services

Mains gas, electricity (both currently supplied by Scottish Power), water, drainage and sewerage (Severn Trent). According to OFCOM the maximum download/upload speeds are 1,800Mbps and 1,000Mbps respectively for this property.



Vendor Comments

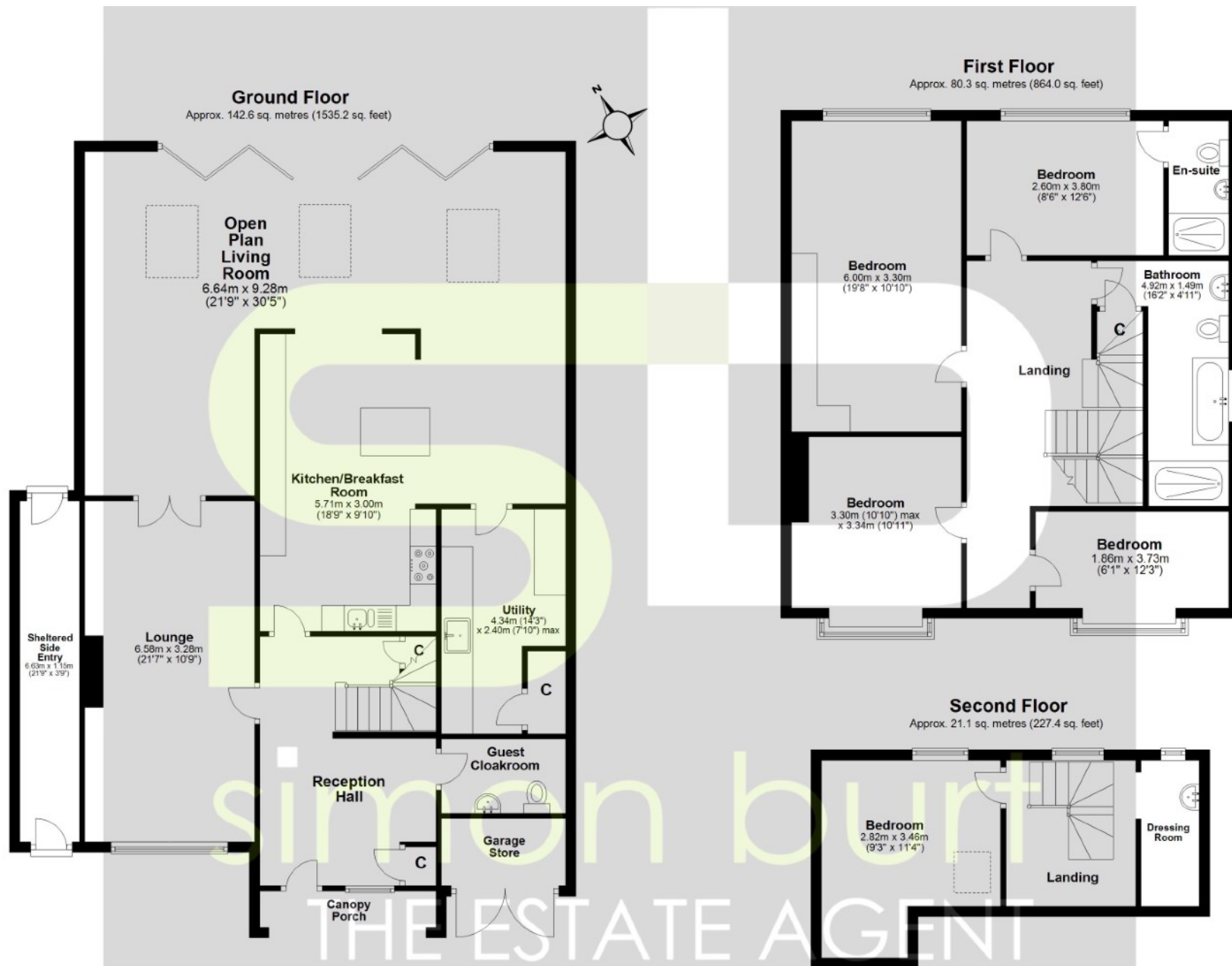
We have enjoyed living here for fourteen years and are only selling the property to allow us to relocate to the south coast. We could not wish for a better located property with easy access to Solihull town centre within a twenty-minute walk, Solihull train station is also a similar distance, and Birmingham airport is convenient along with the motorway network being easily accessible.

The downstairs space works well following extending and some refurbishment, to give us open plan living with loads of natural light via the roof lights and bi-fold doors leading onto the large garden. Its a really good social space but has also been very comfortable for our family to simply live in.

It feels like the right time for us to move on, but we are sure that the new owners will be as happy here as we have been over the years.

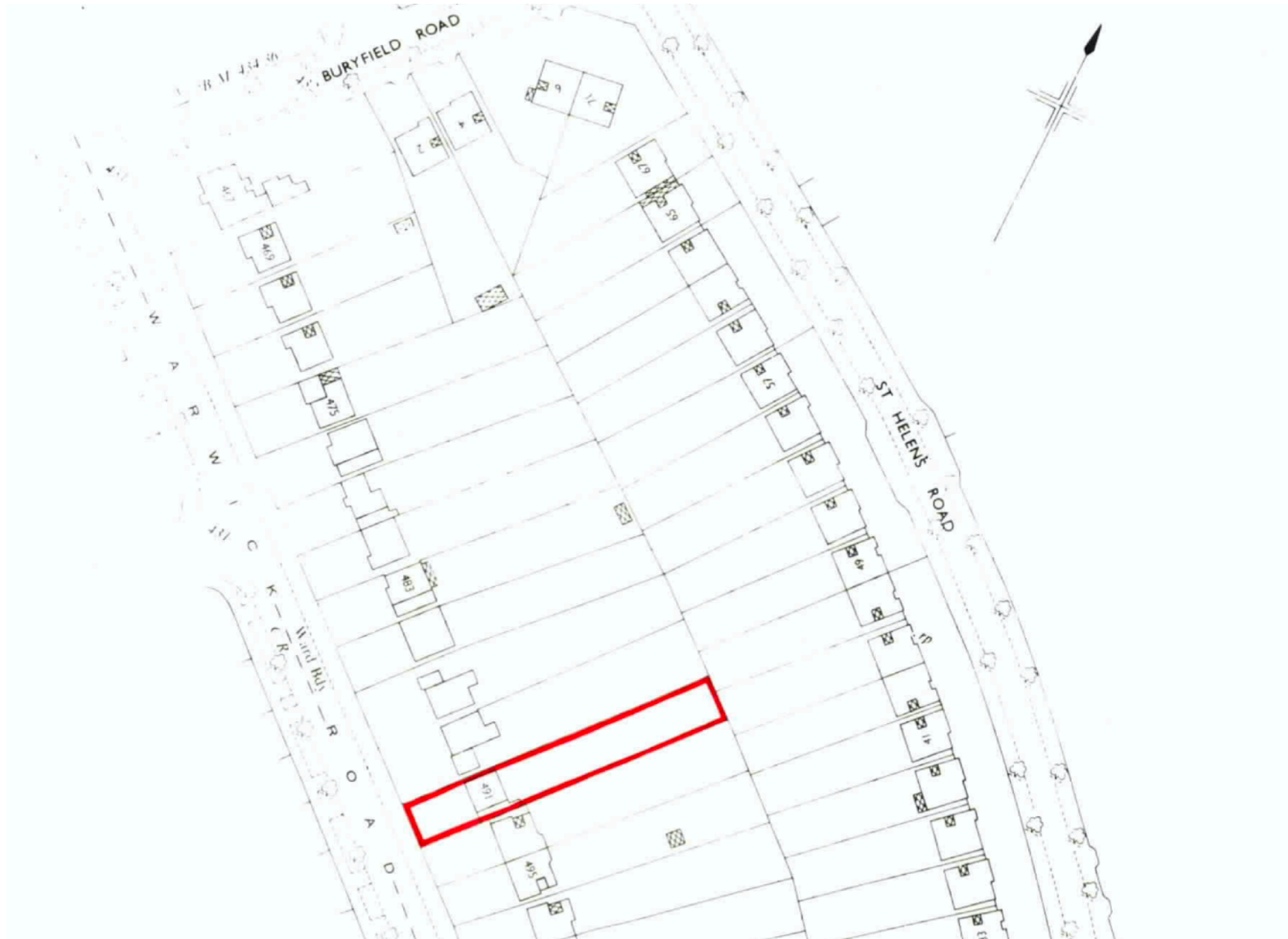
Key Features

- No upward chain and vacant possession
- In excess of 2,620 square feet over 3 storeys
- Thoughtfully & substantially extended
- Canopy porch
- Reception hall
- Guest cloakroom
- Lounge
- Open-plan living room with bi-fold doors
- Re-fitted breakfast kitchen
- Fitted utility room
- First & second floor landings
- 5 Bedrooms
- Dressing room
- Re-fitted en-suite shower room
- Re-fitted family bathroom
- Gas central heating
- Double glazing
- Sheltered side entry
- Garage store
- Driveway parking for multiple vehicles
- Substantial established rear garden



Total area: approx. 244.0 sq. metres (2626.6 sq. feet)

491 Warwick Road







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Viewing Arrangements

Simon Burt The Estate Agent

0121 705 4040



These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.