

FREEHOLD

BU HOMES

Offers over

£650,000

**WARWICK ROAD,  
SOLIHULL, B92 7AA**

- Extended Semi-Detached Property
- Close to Amenities & Transport Links
- Three Spacious Reception Rooms
- Modern Fitted Kitchen Rooms
- Ground Floor Shower Room
- Five Double Bedrooms
- Family Bathroom with Separate WC
- Part-Converted Loft
- Gated Driveway & Integral Garage
- Well-Proportioned Rear Garden



5



2



3



D



An imposing five bedroom family home conveniently situated a stone's throw from Dove House Parade comprising retail outlets, convenience stores, eateries and more.

Set back from the road behind a deep gated driveway, the semi-detached property sits on a generous plot and boasts a large ground floor extension; a part-converted loft offers the potential to further increase the accommodation (STPP).

Upon the ground floor, there is an entrance porch and a wide hallway, three spacious reception rooms, a re-fitted kitchen and a shower room; leading off the first floor landing there are five excellent bedrooms, a family bathroom with a separate WC and stairs leading up to the loft.

Outside, there is ample off-road parking at the front, an integral garage and a well-proportioned garden behind enjoying a private aspect.

Being within the Langley School catchment area, the property is located approximately 1.5 miles from Solihull Town Centre via the A41 which also provides easy access to Birmingham City Centre and the Midlands motorway network.

Approx Gross Internal Area  
231 sq m / 2488 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Council Tax Band

F

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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

