



smarthomes



Offers Over £800,000

- A Substantially Extended Detached Property
- Five Double Bedrooms
- Two Reception Rooms
- Three Piece En Suite & Four Piece Family Bathroom

Warwick Road, Solihull, West Midlands, B91 1AG

A substantially extended detached property benefiting from five double bedrooms, two reception rooms, breakfast kitchen, utility room, en suite shower room, family bathroom, garage, rear garden and off road parking

EPC Rating – 65

Current Council Tax Band - G



Property Description

Situated in a sought after and convenient location for many of the amenities in the Solihull area. This highly regarded schooling district is complemented by easy access to Solihull Hospital, Jaguar Land Rover and Solihull Train Station with commuter services to Birmingham City Centre and London Marylebone. Solihull Town Centre offers an excellent choice of shopping facilities including Touchwood and John Lewis Department Store. There is easy road access to the M42 motorway with links to M40, M6 & M5, NEC Arena, Resorts World and Birmingham International Airport & Train Station.

The property is set back from the road behind a large tarmac driveway providing ample off road parking and extending to garage. Access is gained via a composite double glazed front door leading into



Enclosed Porch

With double glazed windows, tiled flooring and further door leading through to



Entrance Hallway

With two ceiling light points, coving to ceiling, central heating radiator, oak flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



Sitting Room to Front

16' 2" (into bay) x 11' 7" (4.93m x 3.53m) With large walk-in double glazed bay window to front elevation, central heating radiator, timber effect flooring, coving to ceiling and ceiling light point.



Extended Living Room to Rear

12' 6" x 27' 2" (3.81m x 8.28m) With two ceiling light points, coving to ceiling, two central heating radiators with decorative covers, feature stone fireplace with hearth, engineered Oak flooring and double glazed French doors with matching windows to either side leading out to the rear garden

Extended Breakfast Kitchen to Rear

10' 5" x 17' 7" (3.18m x 5.36m) Being fitted with a full range of high gloss wall and base units with complementary granite work surfaces over and matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, five burner Siemens gas hob with extractor hood over, built-in double oven, space for American style fridge freezer, dishwasher, slate stone flooring, central heating radiator, coving to ceiling, ceiling spot lights, double glazed window to rear and door to

Utility Area

11' 2" x 5' 5" (3.4m x 1.65m) With obscure double glazed door and matching window leading to the rear garden, two ceiling light points and square archway leading to

Utility Room

5' 6" x 11' 2" (1.68m x 3.4m) Fitted with a work surface with storage below, space for fridge freezer, tumble dryer and washing machine, ceramic tiled flooring, ceiling light, two roof lights and door giving access to

Garage

20' 7" x 8' 3" (6.27m x 2.51m) Having up-and-over door to the front, power and light, wall mounted Worcester Bosch central heating boiler with pressurised hot water storage tank.

Accommodation On The First Floor

Gallery Style Landing

With doors leading off to

Bedroom One to Front

16' 7" (into bay) x 11' 7" (5.05m x 3.53m) With double glazed bay window to front elevation with bench storage seating, central heating radiator, timber effect flooring, coving to ceiling and ceiling light point

Bedroom Two to Side

9' 0" x 16' 7" (2.74m x 5.05m) With double glazed window to the side elevation, central heating radiator, coving to ceiling and two ceiling light points

Bedroom Three to Front

16' 8" (max into eaves) x 7' 6" (5.08m x 2.29m) (With slight head restriction into the eaves) With two double glazed windows to front elevation, central heating radiator and ceiling light point

Four Piece Family Bathroom to Rear

8' 8" x 9' 10" (2.64m x 3m) Being fitted with a four piece white suite comprising; Walk-in corner shower cubicle with sliding glazed door, Jacuzzi style oversized bath with central mixer tap and shower head attachment, low flush WC and vanity wash hand basin with mixer tap and storage beneath, tiling to water prone areas, obscure double glazed window to rear, central heating radiator, extractor and ceiling spot lights

Extended Bedroom Four to Rear

16' 5" x 10' 7" (5m x 3.23m) With double glazed window to rear elevation, central heating radiator, coving to ceiling, two ceiling light points and archway leading to

En-Suite Shower Room

10' 7" x 6' 0" (3.23m x 1.83m) Being fitted with a three piece white suite comprising of; corner shower enclosure with electric shower over, low flush WC and vanity wash hand basin with mixer tap and storage beneath, complementary tiling to splash prone areas, obscure double glazed window to side, chrome ladder style heated towel rail, extractor, coving to ceiling and ceiling lights.

Bedroom Five to Rear

12' 7" x 9' 9" (3.84m x 2.97m) With double glazed window to rear elevation, central heating radiator, coving to ceiling and ceiling light point

Rear Garden

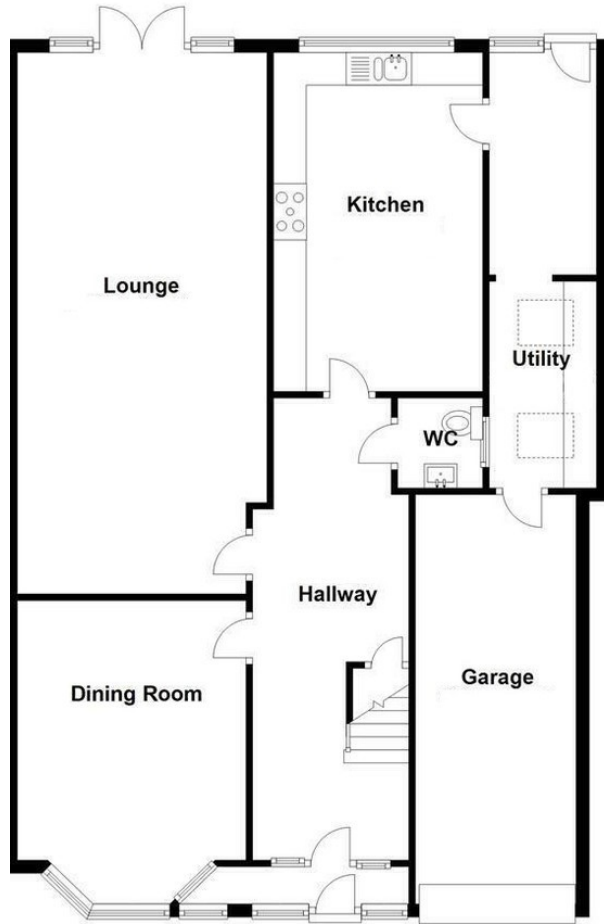
Being mainly laid to lawn with large paved patio area, timber garden shed, fencing to boundaries and a variety of mature shrubs, trees and bushes

Tenure

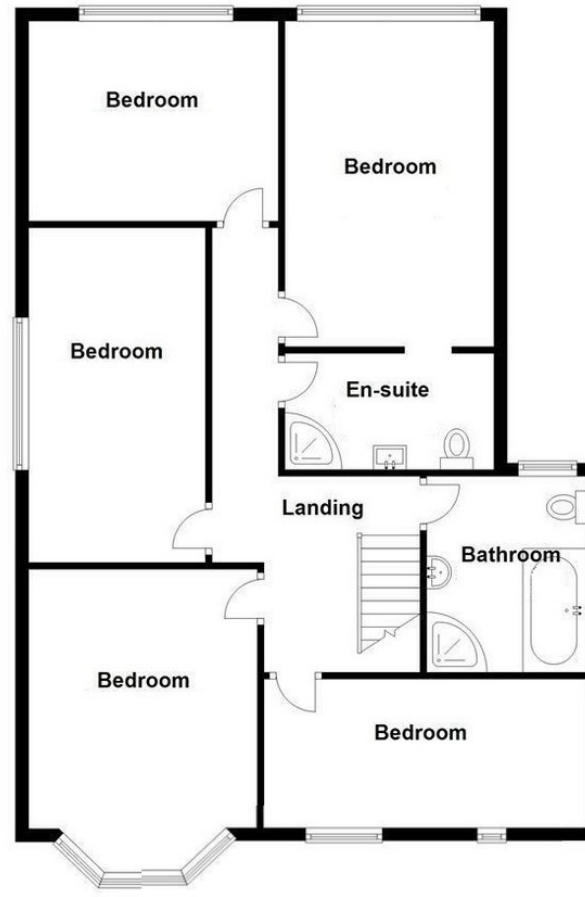
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - G



Ground Floor



First Floor



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. 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.