



smarthomes

Warwick Road

Solihull

- A Spacious Four Bedroom Detached Bungalow
- Two Reception Rooms & Two Shower Rooms
- Large South/Westerly Facing Rear Garden
- Planning Approval for a Substantial Three Storey Home

£950,000

Current EPC Rating - D
Current Council Tax Band - G





Property Description

A spacious detached bungalow situated in a most sought after and convenient location and benefiting from no upward chain. Offering accommodation comprising a spacious lounge, dining room, sun room, fitted kitchen, utility, guest W.C, four good size bedrooms, dressing room, en-suite shower room, family shower room, large South/Westerly facing rear garden, double garage and ample driveway parking. The property further benefits from approved planning permission for its demolition and the construction of a substantial four bedroom/five bathroom family home with basement swimming pool and gym

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



Rooms & Measurements

Fitted Kitchen to Front 3.56m x 2.59m (11'8" x 8'6")

Dining Room to Front 4.65m x 2.59m (15'3" x 8'6")

Spacious Lounge to Rear 5.31m x 3.53m (17'5" x 11'7")

Sun Room 4.47m x 2.26m (14'8" x 7'5")

Utility Room 2.57m x 1.73m (8'5" x 5'8")

Guest Washroom 1.73m x 1.63m (5'8" x 5'4")

Bedroom One to Rear 7.47m x 3.18m (24'6" x 10'5")

En-Suite Shower Room to Side 2.21m x 1.65m (7'3" x 5'5")

Dual Aspect Two Bedroom 6.32m max x 2.74m max (20'9" max x 9'0" max)

Bedroom Three to Rear 3.35m x 2.59m (11'0" x 8'6")

Bedroom Four to Side 2.95m x 1.88m (9'8" x 6'2")

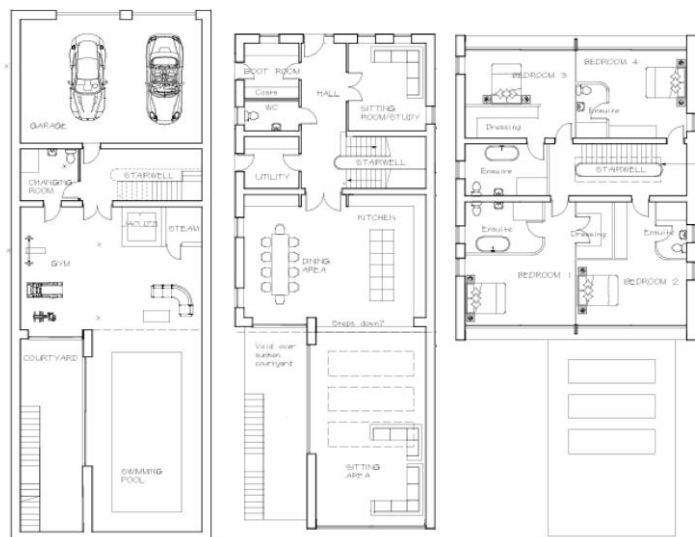
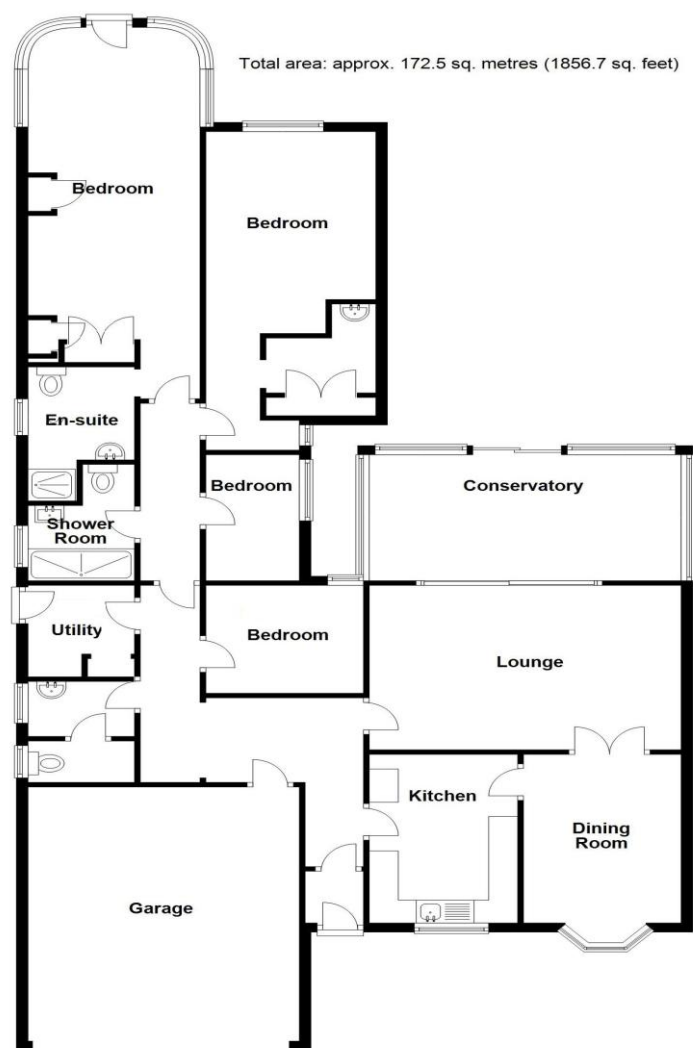
Shower Room to Side 3.05m max x 1.73m max (10'0" max x 5'8" max)

Large Garage 5.99m x 4.8m (19'8" x 15'9")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – G



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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.