



Warwick Road, Solihull

Guide Price £725,000





PROPERTY OVERVIEW

Nestled in a prime location with excellent transport connections to Solihull Town Centre, this impeccable five-bedroom semi-detached family home offers an unparalleled living experience. Boasting a substantial block-paved driveway providing parking for multiple vehicles, this property greets you with a grand entrance porch leading into a spacious hallway that effortlessly connects the ground floor accommodation.

The heart of the home lies in the generously sized kitchen/diner, replete with a breakfast bar, extensive work surfaces, and a designated area for comfortable sofa seating, ideal for casual dining and entertaining. Adjacent to the kitchen is a practical utility and laundry room, complete with a convenient downstairs shower room. A charming front sitting room, perfect for formal gatherings or as an additional dining space, adds to the inviting atmosphere of the property.



The rear of the home unfolds into a large living room that overlooks the garden, offering an ideal space for relaxation and leisure. Upstairs, the first floor houses five well-appointed bedrooms, including a spacious principal bedroom equipped with fitted wardrobes. The modern family bathroom caters to all bedrooms with style and functionality.



Outside, the property envelops a serene rear garden predominantly laid with lush lawns, providing a private sanctuary for outdoor enjoyment. Additionally, a fantastic outbuilding complements the property, offering versatile usage as a home office, teenage suite, or playroom, catering to various lifestyle needs.

This remarkable family home stands as a testament to refined living, showcasing a seamless fusion of practicality and sophistication throughout its spacious interiors. With a coveted location offering easy access to Solihull Town Centre and excellent transport links, this residence presents an unrivalled opportunity for discerning buyers seeking a harmonious blend of comfort, convenience, and style.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Freehold





- Five Bedroom Semi-Detached Family Home
- Set In A Prime Location
- Driveway For Multiple Vehicles
- Two Large Reception Rooms
- Open Plan Kitchen / Diner
- Practical Utility Room
- Four Double Bedrooms
- Lawn Rear Garden
- Multi-Purpose Out Building

ENTRANCE PORCH

HALLWAY

15' 4" x 12' 10" (4.67m x 3.91m)

WC

6' 10" x 3' 8" (2.08m x 1.12m)

LIVING ROOM

24' 10" x 13' 0" (7.57m x 3.96m)

SITTING ROOM

15' 11" x 11' 11" (4.85m x 3.63m)

KITCHEN/DINER

25' 1" x 15' 3" (7.65m x 4.65m)

UTILITY/LAUNDRY

16' 6" x 11' 8" (5.03m x 3.56m)

SHOWER ROOM

11' 11" x 6' 5" (3.63m x 1.96m)

HALL

INTEGRAL GARAGE

21' 11" x 8' 6" (6.68m x 2.59m)



FIRST FLOOR

LANDING

19' 9" x 7' 1" (6.02m x 2.16m)

BEDROOM ONE

16' 7" x 11' 11" (5.05m x 3.63m)

BEDROOM TWO

17' 6" x 13' 0" (5.33m x 3.96m)

BEDROOM THREE

16' 4" x 8' 1" (4.98m x 2.46m)

BEDROOM FOUR

11' 10" x 8' 5" (3.61m x 2.57m)

BEDROOM FIVE

9' 11" x 7' 1" (3.02m x 2.16m)

BATHROOM

11' 8" x 5' 9" (3.56m x 1.75m)

TOTAL SQUARE FOOTAGE

222 sq.m (2390 sq.ft) approx.

OUTSIDE THE PROPERTY

PRIVATE GARDEN

HOME OFFICE/SUITE/PLAYROOM

31' 2" x 17' 2" (9.50m x 5.23m)

**ITEMS INCLUDED IN THE SALE**

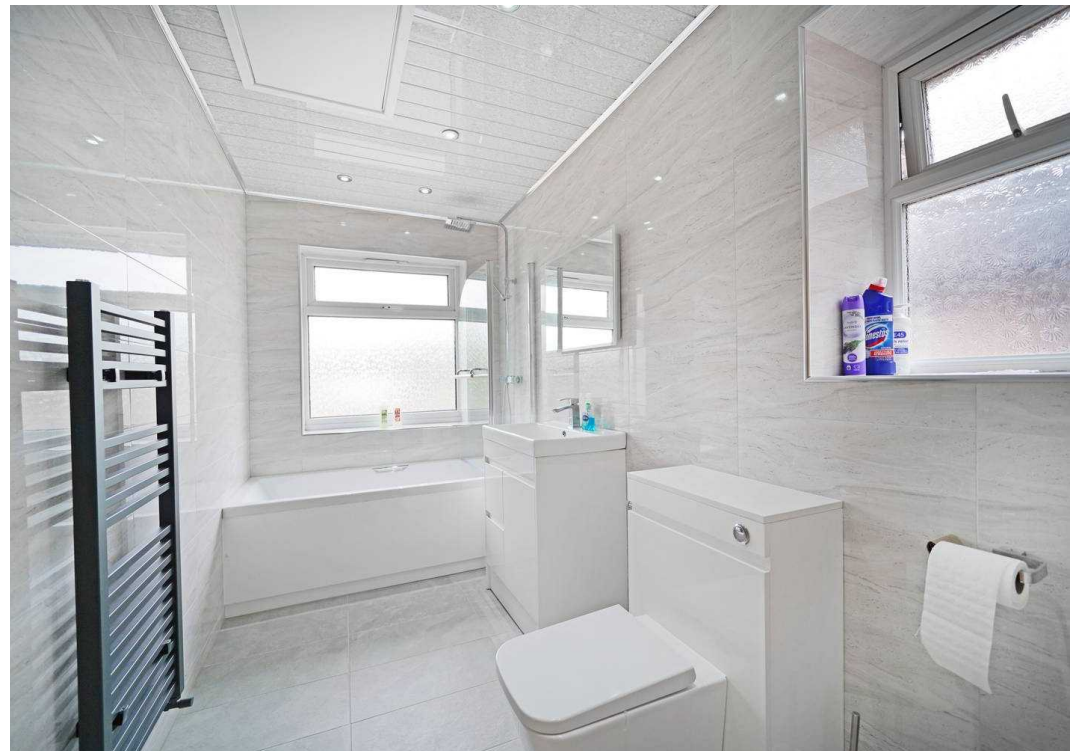
Integrated oven, integrated hob, extractor and all carpets, curtains and light fittings.

ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Loft space - with ladder and lighting.

MONEY LAUNDERING REGULATIONS

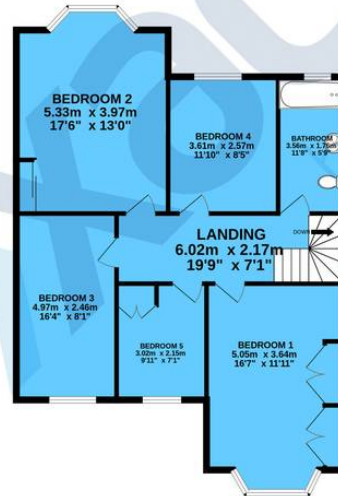
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR

1ST FLOOR

OUTBUILDING



TOTAL FLOOR AREA : 222.0 sq.m. (2390 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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