

HUNTERS[®]

HERE TO GET *you* THERE



Warwick Road

Solihull, B91 1AP

Offers In Excess Of £800,000



Council Tax: G



589 Warwick Road

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AREA

Solihull is situated in the heart of England & is considered a sought-after residential area, due to its convenient proximity to a number of amenities to include – the NEC arena, Birmingham International airport, train stations, private & public hospitals, sixth forms & colleges, golf courses, Touchwood shopping centre & Resorts World, as well as boutique shops. Solihull High Street is tree-lined & has a range of restaurants, bars & coffee shops to choose from.

DESCRIPTION

A generously proportioned FIVE BEDROOMED detached home set a 15 minute walk into Solihull Town Centre. Offered for sale with no onwards chain.

Approached over a tarmacadam driveway providing extensive off-road parking, the immaculately maintained property comprises:

RECEPTION HALL

Having useful cupboard off.

DOWNSTAIRS WC

LOUNGE (rear)

21'5" x 13'1" (6.53m x 4.01m)

Having patio doors overlooking the rear garden and double doors leading through to the

DINING ROOM (rear)

10'7" x 10'6" (3.23m x 3.21m)

Having bay window to rear. Door leads to

KITCHEN/DINER (rear)

14'1" x 11'9" (4.31m x 3.59m)

Having a range of wall and base units, incorporating sink/drain unit, range style oven, hot with extractor above and space for white goods and appliances. Door leads to

UTILITY (side)

11'8" x 5'2" (3.57m x 1.60m)

Having door leading to side.

STUDY (front)

12'6" x 6'8" (3.83m x 2.05m)

Having bay window to front.

ON THE FIRST FLOOR

Stairs from the hallway lead up to the first floor - off which lead

FIVE BEDROOMS, EN SUITE SHOWER ROOM, FAMILY BATHROOM AND ACCESS TO ATTIC STORAGE

BEDROOM 1 (rear)

15'3" x 10'10" (4.67m x 3.32m)

Having dressing area with fitted wardrobes plus further built-in wardrobes.

EN SUITE SHOWER ROOM (side)

Having corner shower unit, wash hand basin and WC.

BEDROOM 2 (rear)

14'4" x 11'0" (4.37m x 3.37m)

BEDROOM 3 (front)

12'11" x 9'4" (3.96m x 2.87m)

Having built-in wardrobes.

BEDROOM 4 (front)

14'4" x 6'8" (4.37m x 2.05m)

Having built-in wardrobe

BEDROOM 5 (rear)

8'0" x 7'6" (2.44m x 2.30m)

FAMILY BATHROOM (side)

14'4" x 8'3" (4.37m x 2.54)

Having panelled bath, corner shower cubicle, wash hand basin and WC. Also, Airing Cupboard containing hot water tank.

OUTSIDE

DOUBLE GARAGE

16'9" x 15'1" (5.12m x 4.61m)

Having up-and-over door.

REAR GARDEN

The rear garden is fenced and enclosed, being mainly laid to lawn and has side gated access.

GENERAL INFORMATION

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band G.

SERVICES

Hunters understands from the vendor that mains drainage, gas, electricity and water are connected to the property, however, we have not obtained verification of this information. Any interested parties

should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



Road Map



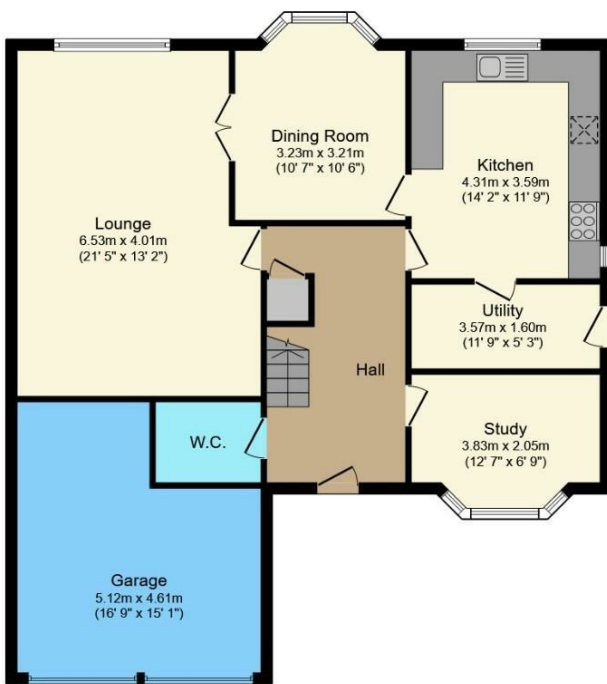
Hybrid Map



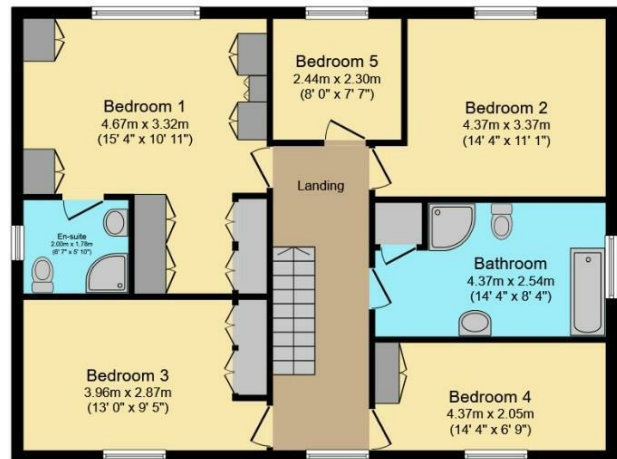
Terrain Map



Floor Plan



Ground Floor



First Floor

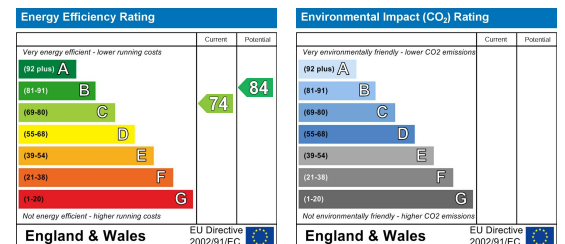
Total floor area 198.0 sq.m. (2,131 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.