



Warwick Road
Solihull

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Property Description

Four bedroom detached family home a few minutes walk from Dovehouse Parade shops and local transport connections including Olton Station.

The house has two reception rooms, kitchen, utility area, downstairs WC, four good size bedrooms with master benefiting from en-suite, family bathroom, garage and large driveway with good size rear garden.

Entrance Hall

Having single glazed door to the front elevation and radiator.

Cloakroom

Fitted with wash hand basin and WC. Radiator, understairs storage and double glazed window to the front elevation.

Lounge

16' 11" x 11' 10" (5.16m x 3.61m)
Having two double glazed windows to the front elevation, double glazed patio doors, Inglenook open fireplace, radiator and TV point.

Dining Room

15' 3" x 11' 11" (4.65m x 3.63m)
Having double glazed bay window to the front elevation, open fireplace, radiator and TV point.

Kitchen

12' 3" x 9' 6" (3.73m x 2.90m)
Fitted with wall and base units with work surfaces over, sink and drainer, tiled splashbacks, electric oven and gas hob with extractor fan over, fridge/freezer, plumbing for built-in dishwasher, radiator, two double glazed windows to the rear elevation and door leading to the garden.

Utility Room

Having plumbing for washing machine, central

heating boiler and door leading to the garage.

First Floor Landing

Having double glazed window to the front elevation, storage cupboard and loft access.

Bedroom 1

17' 1" max x 11' 11" (5.21m max x 3.63m)
Having double glazed windows to the front and rear elevation, radiator and TV point.

En-Suite

Fitted with a shower cubicle, wash hand basin and WC. Fully tiled walls, radiator, extractor fan and double glazed window to the rear elevation.

Bedroom 2

11' 11" x 11' 11" (3.63m x 3.63m)
Having double glazed window to the front elevation, radiator and TV point.

Bedroom 3

10' x 7' 7" (3.05m x 2.31m)
Having double glazed window to the front elevation, radiator and TV point.

Bedroom 4

8' 4" x 7' 5" (2.54m x 2.26m)
Having double glazed window to the rear elevation, radiator and TV point.

Bathroom

Fitted with bath with mixer tap and shower over, wash hand basin and WC. Fully tiled walls, shaver point, extractor fan, radiator and double glazed window to the rear elevation.

Outside

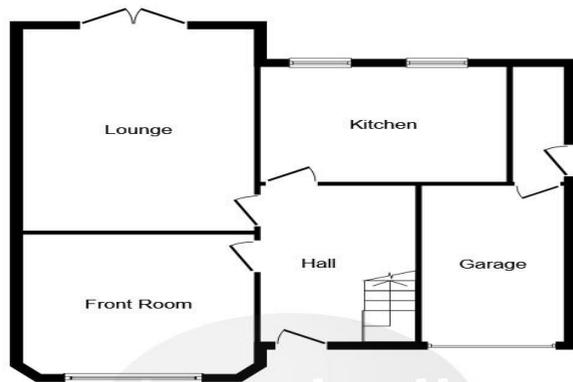
Front

To the front of the property is a large driveway and a lawned area.

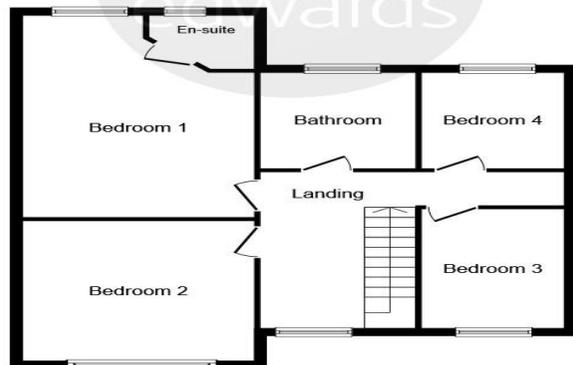
Rear

To the rear is a large patio leading down to a large private family garden.





Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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EPC Rating: D

Tenure: Freehold

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