



Warwick Road, Solihull

Guide Price £1,600,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Nestled in the heart of Solihull, this stunning five-bedroom and four-bathroom detached property epitomises luxury living at its finest. Boasting a central location within walking distance to prestigious private schools, local amenities, sports facilities, and the vibrant Solihull Town Centre, this residence offers the perfect blend of convenience and tranquillity.

Approached through a discreet entrance behind a large stoned driveway, the property exudes a sense of exclusivity and charm. The large driveway and a spacious garage provides ample parking and storage space for your convenience.

Upon entering, you are greeted by a superb entrance porch and hallway, complete with a guest cloakroom and storage. The ground floor of this exceptional family home features underfloor heating throughout, ensuring warmth and comfort all year round. The layout seamlessly flows into two reception rooms, including a living room overlooking the rear garden and a versatile family room or office space with bi-fold doors to the rear.





The true heart of the home lies in the magnificent extended kitchen, dining, and family room with a vaulted ceiling, full-height glass windows, and bi-fold doors leading out to a stunning south-facing rear garden. The kitchen is fitted with a range of Miele appliances all integrated into a bespoke kitchen with Corian work surface, island and a range of base wall and drawer units.

Upstairs, you will find five generous bedrooms, each offering its own unique charm. The principal bedroom boasts a large walk-in wardrobe and a luxurious ensuite bathroom, providing a private retreat from the bustle of every-day life. Bedroom two and three also feature lavish ensuites, while a Jack and Jill bathroom services bedrooms four and five. The fifth bedroom is currently utilised as a study, ideal for those working remotely or seeking a peaceful workspace.



To the rear of the property is a large south facing rear garden benefitting from all day sunshine and a full-width paved patio, and open garden room and a large lawned area with formal borders. The the rear of the property is a purpose-built gym perfect for those wishing to exercise away from the house.



With its impeccable design, modern amenities, and prime location, this sophisticated property presents a rare opportunity to experience luxury living in the heart of Solihull. Don't miss your chance to make this exceptional residence your own.

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.

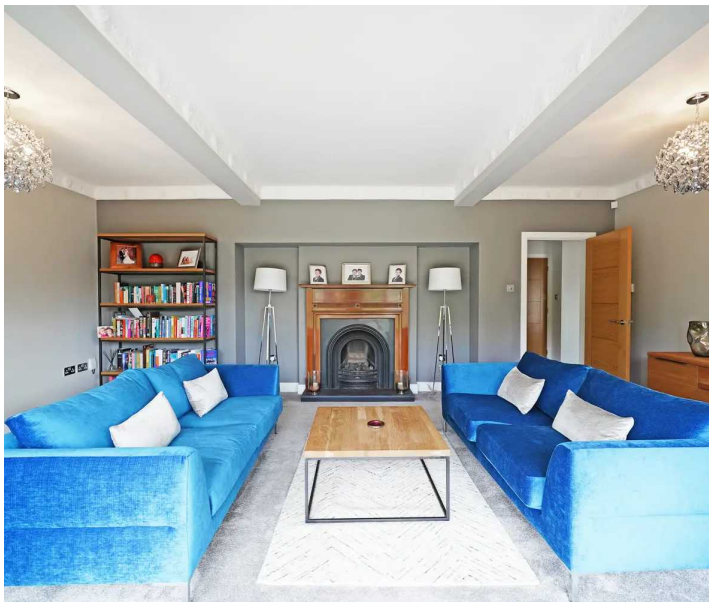
Council Tax band: G

Tenure: Freehold





- Stunning Five Bedroom And Four Bathroom Detached Property Set Within The Centre Of Solihull
- Walking Distance To All Private Schools, Local Amenities And Sports Facilities Plus Solihull Town Centre
- Discreetly Located Behind A Large Stoned Driveway With Garage
- Superb Family Home Offering Underfloor Heating Throughout The Ground Floor And Extended To Provide Outstanding Accommodation
- Two Further Reception Rooms Including Living Room And Family Room / Office
- Ground Floor Accommodation Includes Magnificent Extended Kitchen, Dining And Family Room With Vaulted Ceiling And Full Height Glass Windows And Bi-Fold Doors
- Outstanding Large South Facing Rear Garden With Full Width Paved Patio, Large Lawned Area and Purpose Built Gym To Rear
- Five Excellent Bedrooms With Four Bathrooms To First Floor
- Principal Bedroom With Large Walk In Wardrobe And Luxury Ensuite
- Jack And Jill Bathroom Servicing Bedroom Three And Four



PORCH

HALLWAY

LIVING ROOM

21' 0" x 13' 0" (6.40m x 3.95m)

FAMILY ROOM / OFFICE

12' 2" x 12' 2" (3.70m x 3.70m)

KITCHEN / DINING ROOM

22' 6" x 21' 4" (6.86m x 6.50m)

FAMILY ROOM

13' 11" x 13' 1" (4.25m x 4.00m)



WC

UTILITY ROOM

FIRST FLOOR

PRINCIPAL BEDROOM

14' 4" x 12' 8" (4.36m x 3.85m)

DRESSING ROOM

ENSUITE

BEDROOM TWO

19' 0" x 12' 4" (5.80m x 3.75m)

ENSUITE

BEDROOM THREE

14' 5" x 12' 2" (4.39m x 3.70m)

ENSUITE

BEDROOM FOUR

13' 1" x 12' 2" (4.00m x 3.70m)

BEDROOM FIVE

11' 7" x 8' 7" (3.54m x 2.62m)

JACK AND JILL BATHROOM

TOTAL SQUARE FOOTAGE

Total floor area: 307.0 sq.m. = 3305 sq.ft. approx.

OUTSIDE THE PROPERTY

LARGE SOUTH FACING REAR GARDEN

OPEN GARDEN ROOM

PURPOSE BUILT GYM

GARAGE

21' 0" x 12' 6" (6.40m x 3.80m)



ITEMS INCLUDED IN SALE

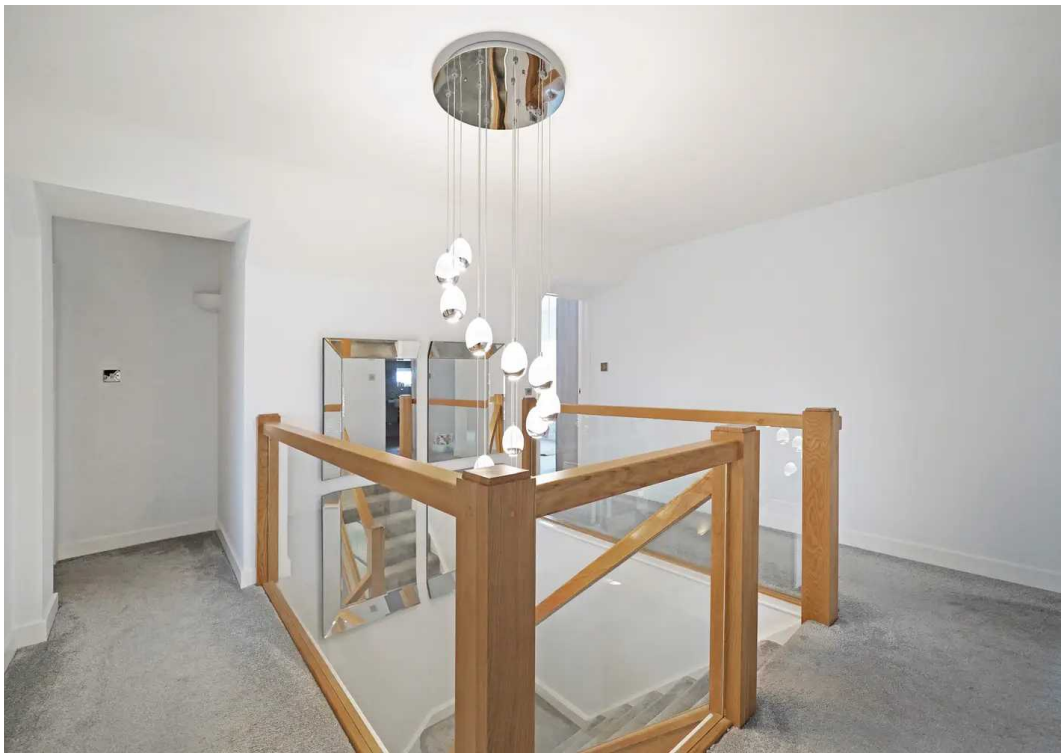
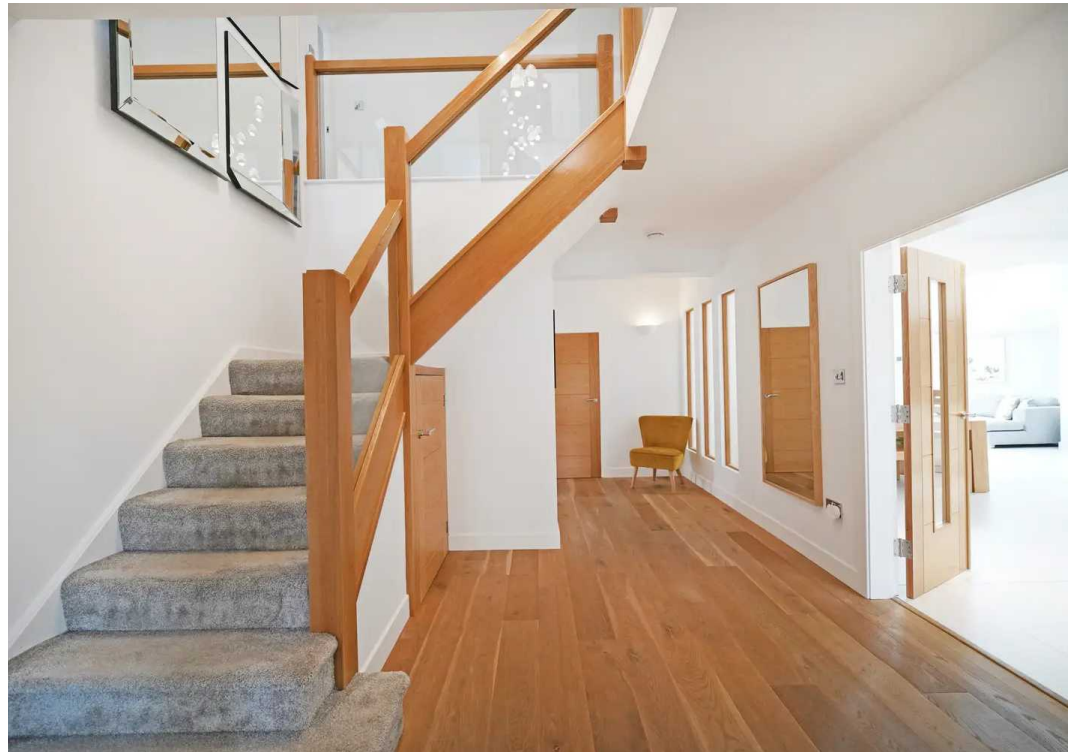
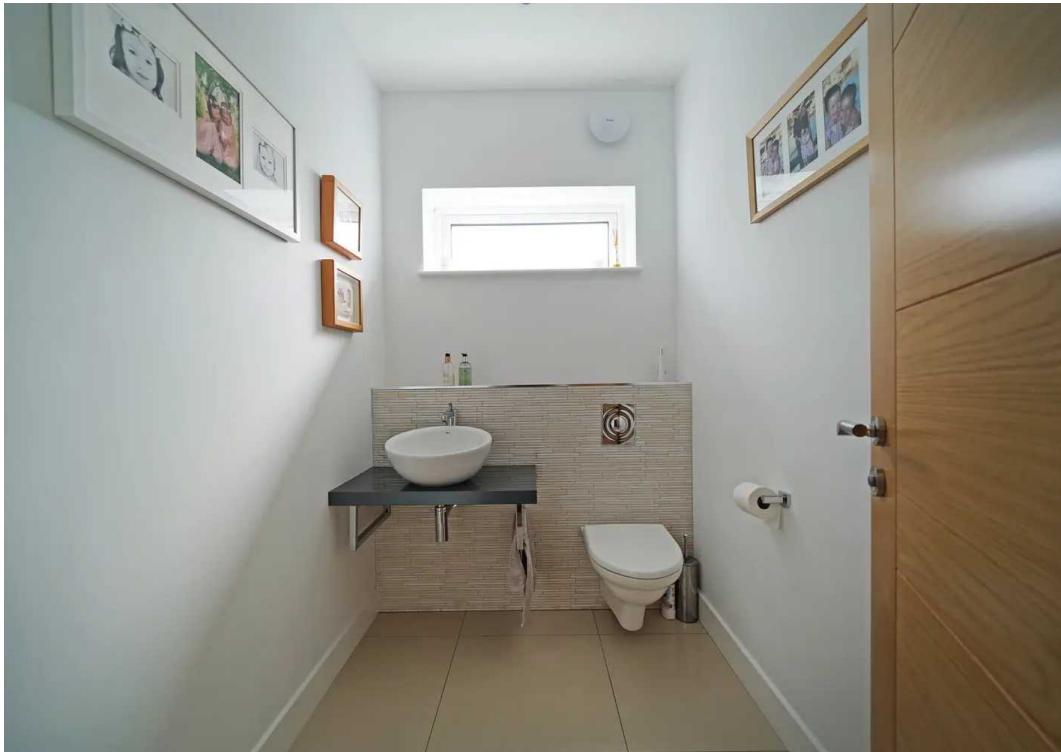
Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms, all light fittings, underfloor heating, a garden shed and an electric garage door.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Broadband - Virgin. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

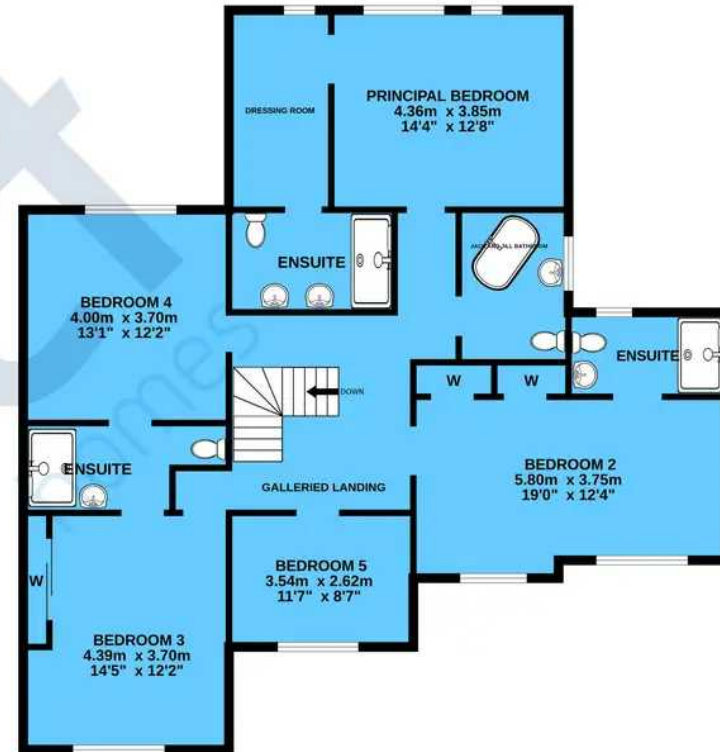
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 307.0 sq.m. (3305 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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