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**539 WARWICK ROAD
SOLIHULL
B91 1AW**

A beautifully extended 1920s five-bedroom home brimming with original character, set on a generous plot with private, mature gardens. At its heart lies a spacious kitchen and living area, perfect for modern family life and entertaining. This charming property offers an ideal family home, ideally positioned close to Solihull and within reach of highly regarded schools.

539 WARWICK ROAD

This beautifully extended five-bedroom home offers an exceptional blend of period charm and modern family living. Dating back to the late 1920s, it showcases a wealth of original character, including elegant fireplaces, picture rails, original doors and a striking wooden banister.

Designed with contemporary life in mind, the heart of the home is the impressive open-plan kitchen, dining and living space. Flooded with natural light and opening directly onto the garden, it creates a wonderful setting for both relaxed family life and effortless entertaining. A separate dual aspect lounge leads through to a charming conservatory, adding further versatility and providing an ideal space to relax and enjoy views of the garden.

Upstairs, five generously sized bedrooms provide excellent accommodation for a growing family. The principal bedroom enjoys the added luxury of an en-suite, while the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the property continues to impress with a large, mature and private rear garden, generous frontage parking and access to an integral garage.

Altogether, this is a superbly maintained home that combines timeless character with the space and practicality needed for modern family life.







The ground floor is both welcoming and beautifully appointed, introduced by a bright and elegant entrance hall that immediately sets the tone for the rest of the home. Stained glass windows allow soft natural light to pour in, while a wealth of original features offers an instant sense of the property's heritage and charm. From here, the principal rooms unfold with a natural and effortless flow, creating a layout that is as practical as it is impressive.

At the front of the property, the traditional dining room offers versatility. With its attractive bay window and original fireplace, it would work equally well as a formal dining room, an elegant home office or an additional sitting room, depending on individual requirements.

The lounge is a particularly attractive reception space, enjoying a dual aspect that fills the room with light throughout the day. An original inglenook brick fireplace forms a striking focal point, adding warmth, character and a wonderful sense of cosiness. From here, the room leads through to a charming conservatory, providing a peaceful place to relax and enjoy lovely views across the garden in every season.







To the rear, the extended kitchen, living and dining area forms the true heart of the home. Designed with modern family life in mind, this superb open-plan space combines comfort and functionality with quality finishes including granite worktops, hand built oak units, oversize island with sink and a gas log burner, which adds a welcoming touch during the cooler months.

Underfloor heating enhances the sense of luxury, while French doors open directly onto the garden patio, creating a seamless connection between inside and out and making it ideal for both everyday living and entertaining. A separate utility room keeps laundry and additional storage discreetly tucked away.

Completing the ground floor is a useful W.C. and coat room, together with internal access to the integral garage, adding further convenience and practicality to this exceptional family home.





Upstairs, the property continues to impress with a well-balanced and thoughtfully arranged layout, centred around a bright and spacious landing that gives access to all five bedrooms. The feeling of space is immediately apparent, with each room offering comfortable proportions ideally suited to modern family life. From the landing, there is also access to a fully boarded loft, providing valuable additional storage.

The principal bedroom is a particularly pleasant room, enjoying a dual aspect that allows natural light to flood in while also offering a lovely outlook. It is further enhanced by a generously sized en-suite, creating a private and practical retreat. The second bedroom, positioned at the front of the property, is full of character, featuring a deep bay window, original fireplace and built-in wardrobe, combining charm with everyday functionality.





A third front-facing bedroom also benefits from built-in storage, making it an excellent option for a child's room, guest bedroom or study. The fourth and fifth bedrooms are situated to the rear, both enjoying attractive views over the garden. Bedroom four also includes a built-in wardrobe and additional storage, while both rooms offer great flexibility for a variety of uses, whether as bedrooms, a home office or hobby space.

The family bathroom is well appointed and serves the remaining bedrooms, complete with a shower over the bath to cater for both family living and guests. Altogether, the first floor feels spacious, cohesive and highly adaptable, offering the flexibility for families to grow and evolve over time.





The outdoor space complements the house beautifully, offering a wonderful sense of privacy together with plenty of room to enjoy all year round. To the front, a large driveway provides generous parking for multiple vehicles, while mature hedging helps create an attractive and secluded approach.

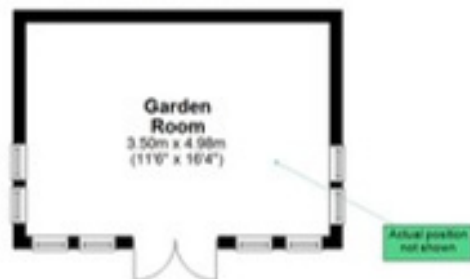
The integral garage is both spacious and easily accessible, making it ideal for parking, benefitting from a POD Point, EV charger as well as offering excellent storage or use as a workshop. Side access to the left of the property also allows for convenient movement between the front and rear gardens.

To the rear, the garden is a particularly impressive feature of the home. Generous in size and wonderfully established, it enjoys a peaceful and private atmosphere created by mature trees and hedging that form a natural boundary. There is ample space for children to play, alongside plenty of room for outdoor seating, entertaining and alfresco dining during the warmer months. A garden room, currently arranged as a gym, adds another valuable dimension to the property and offers excellent flexibility for a variety of uses, including a home office, studio or hobbies space. A separate storage shed provides further practical external storage.



Ground Floor

Main area: approx. 148.2 sq. metres (1595.2 sq. feet)
Plus garden room: approx. 17.4 sq. metres (187.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	52	74
England & Wales		
EU Directive 2002/91/EC		



First Floor

Approx. 96.5 sq. metres (1038.2 sq. feet)



Main area: Approx. 244.7 sq. metres (2633.5 sq. feet)
Plus garden room: approx. 17.4 sq. metres (187.4 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement. Plan produced using PlanUp.

FEATURES

- Extended 1920's Detached Home
- Five Spacious Bedrooms
- Original Period Features Throughout
- Large Open Plan Kitchen Living Space
- Dual Aspect Lounge
- En-Suite To Principal Bedroom
- Large Mature Private Rear Garden Plot Size Over ¼ Acre
- Potential to Extend STPP
- Walking Distance to Solihull Town Centre & Train Station

SIZE Total - 2,633 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL – G

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	28 Mbps	1 Mbps
Superfast	79 Mbps	19 Mbps
Ultrafast	1800 Mbps	1000 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

MOBILE

Network in the area: Vodafone, 02, EE, Three

PARKING

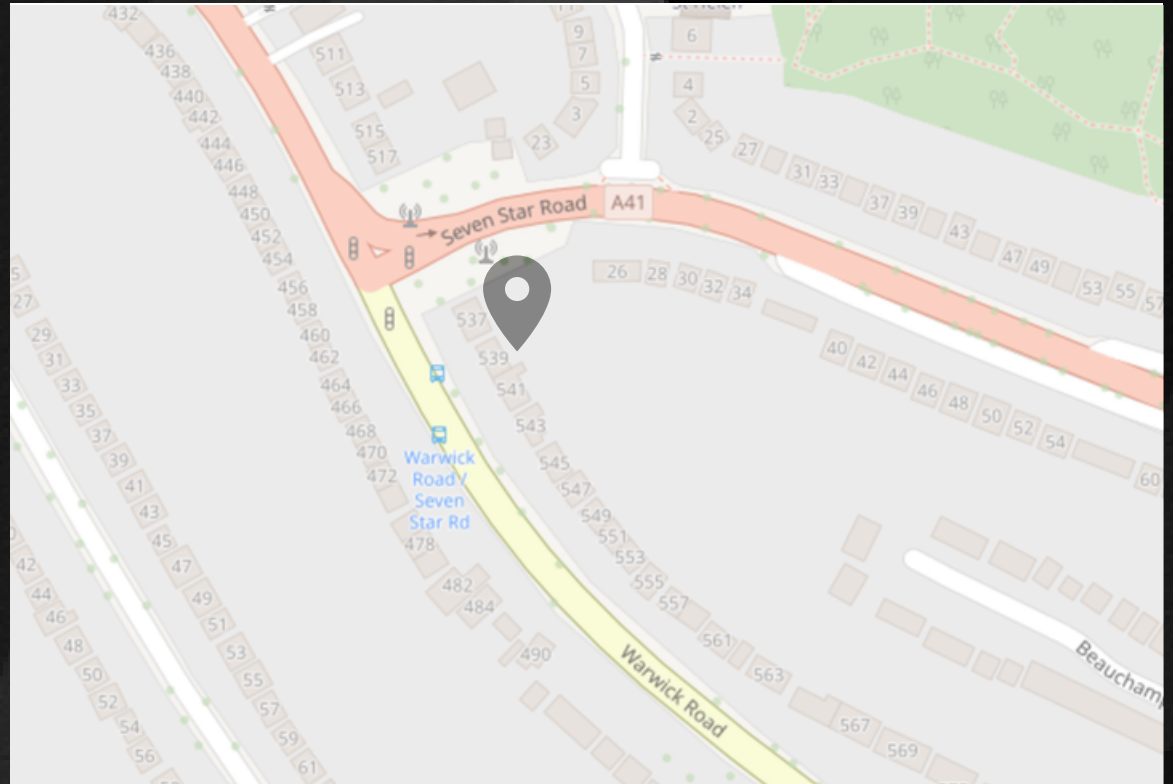
Garage with EV Charging Point & Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

The property is well positioned for everyday convenience, with a range of highly regarded schools within easy reach, making it a practical choice for families. Short walk to nearby shopping and leisure facilities provide a good mix of independent retailers, well known high street brands, cafes and restaurants. Transport links are also readily accessible, with nearby rail services offering straightforward routes into Birmingham and beyond, while convenient road connections support commuting and travel across the wider region. Green spaces and local amenities further add to the area's balanced and well rounded appeal.

VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.

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The logo features the company name 'DM&Co.' in a white, elegant script font. Below it, the tagline 'YOUR PREMIUM AGENT' is written in a clean, white, sans-serif font. The background of the entire image consists of dark, overlapping, curved bands that create a sense of depth and movement.

Call us on **01564 777314 (option 4)**

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premium@dmandcohomes.co.uk