



smarthomes

Warwick Road

Solihull

- A Spacious Five Bedroom Detached Family Home
- Two Reception Rooms & En-Suite Shower Room
- Large South/Westerly Facing Rear Garden
- Superb Family Breakfast Kitchen & Utility Room

Offers Over £765,000

Current EPC Rating - D
Current Council Tax Band - G

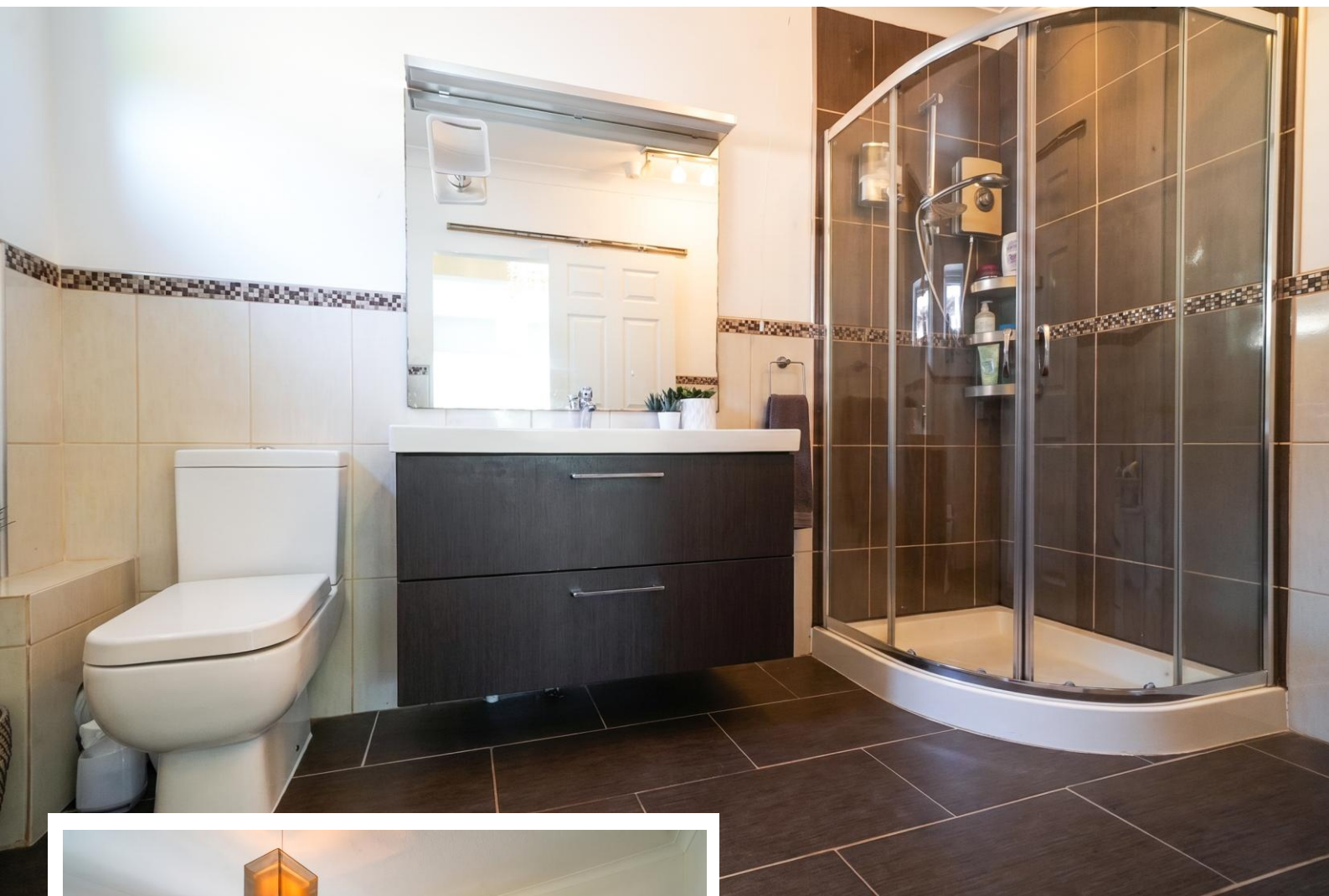




Property Description

A substantially extended detached property benefiting from five double bedrooms, two reception rooms, breakfast kitchen, utility room, en suite shower room, family bathroom, garage, South/Westerly facing rear garden and off road parking

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



Rooms & Measurements

Sitting Room to Front 16' 2" (into bay) x 11' 7" (4.93m x 3.53m)

Extended Living Room to Rear 12' 6" x 27' 2" (3.81m x 8.28m)

Extended Breakfast Kitchen to Rear 10' 5" x 17' 7" (3.18m x 5.36m)

Utility Area 11' 2" x 5' 5" (3.4m x 1.65m)

Utility Room 5' 6" x 11' 2" (1.68m x 3.4m)

Bedroom One to Front 16' 7" (into bay) x 11' 7" (5.05m x 3.53m)

Bedroom Two to Side 9' 0" x 16' 7" (2.74m x 5.05m)

Bedroom Three to Front 16' 8" (max into eaves) x 7' 6" (5.08m x 2.29m)

Extended Bedroom Four to Rear 16' 5" x 10' 7" (5m x 3.23m)

En-Suite Shower Room 10' 7" x 6' 0" (3.23m x 1.83m)

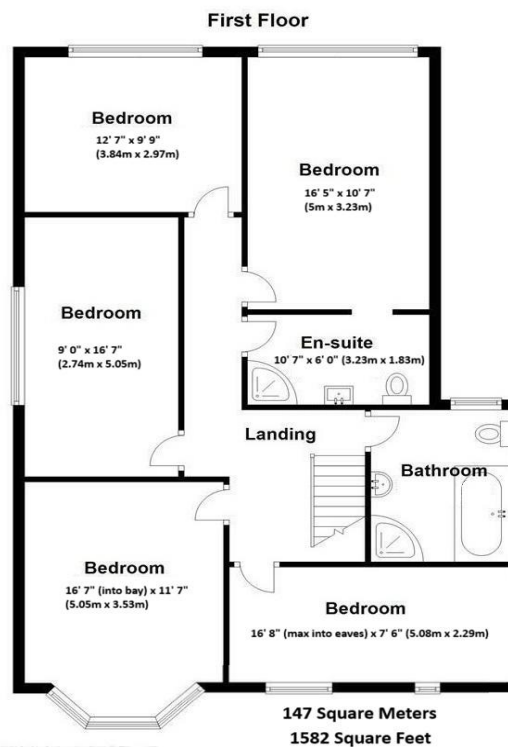
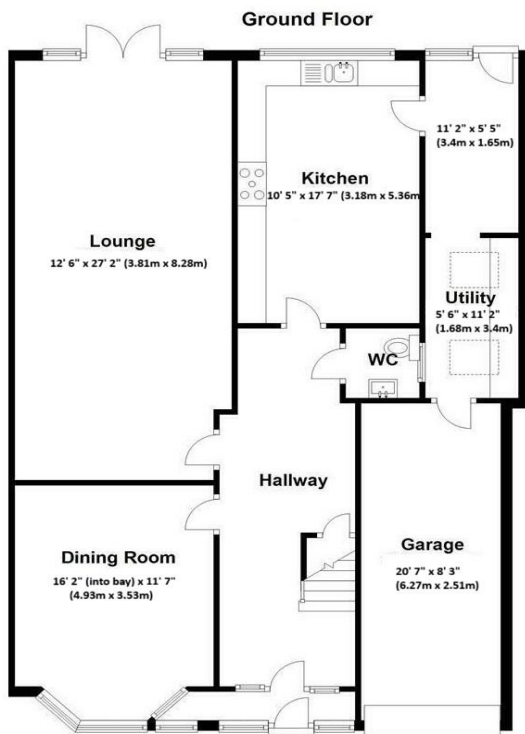
Bedroom Five to Rear 12' 7" x 9' 9" (3.84m x 2.97m)

Four Piece Family Bathroom to Rear 8' 8" x 9' 10" (2.64m x 3m)

Garage 20' 7" x 8' 3" (6.27m x 2.51m)

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - G



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. 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.