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948 WARWICK ROAD
SOLIHULL
B91 3HW

Approached by a long sweeping driveway within mature grounds over 0.8 acres, this substantial eight bedroom family home offers exceptional family space with an impressive sense of arrival. Built in the late 1980s, the home combines elegant reception rooms, accommodation over three floors triple garage, with scope to modernise and extend, subject to the necessary consents. Offered with no upward chain.

948 WARWICK ROAD

Set well back from Warwick Road behind an expansive lawned frontage, this impressive detached residence enjoys a mature setting that complements its substantial proportions. The long driveway winds through established grounds before opening onto a generous forecourt, revealing an attractive façade of brickwork, timber detailing and prominent gables.

The accommodation extends to over 5,500 sq ft and offers considerable flexibility for larger families, visiting guests and those working from home. Four reception rooms and a conservatory provide a choice of formal and informal living spaces, whilst eight bedrooms are served by four en-suites and two further bathrooms.

Beautifully maintained and comfortable to enjoy in its present form, the property also presents an exciting opportunity to update the interiors to individual taste. The generous plot offers potential for further extension, subject to the necessary planning and building regulation approvals. With no upward chain, this is a compelling opportunity to create a long-term family home in a well-established Solihull setting.





An enclosed entrance porch opens into a generous reception hall, where a sweeping staircase, decorative cornicing and traditional detailing establish an immediate sense of scale. A separate cloakroom and guest WC provide practical additions to this welcoming central space.

The principal lounge is an impressive room of elegant proportions, with bay windows, intricate ceiling details and a substantial inglenook feature fireplace framed by a decorative arch. Offering ample space for several seating arrangements, it is equally suited to entertaining and relaxed family gatherings. Double doors connect to the formal dining room, whilst the adjoining conservatory creates a bright space from which to enjoy the garden throughout the seasons.

The dining room provides a refined setting for larger occasions, with a bay window and decorative cornicing continuing the traditional style. A separate snug, with French doors opening outside, offers a quieter retreat or a versatile additional family room.











The kitchen is fitted with an extensive range of traditional timber cabinetry, generous work surfaces, a gas hob and built-in ovens. A large window draws in natural light, whilst tiled flooring, ceiling beams and space for a breakfast table give the room a welcoming country-house feel. Leading from the kitchen, the sitting room offers a particularly inviting space, centred on a substantial exposed brick fireplace with log burner and timber mantel. Ceiling beams and tiled flooring add warmth and texture, with French doors connecting the room to the garden.

Here there is clearly huge potential to knock through and possibly extend, creating a dual aspect kitchen dining living space, subject to planning.

A generous separate utility room provides additional storage with access to the triple garage.











The staircase rises to an exceptionally spacious galleried landing, where turned timber balustrades and decorative cornicing reflect the elegance of the reception rooms below.

Five generously proportioned bedrooms occupy the first floor, four benefiting from their own en-suite facilities. Several rooms feature fitted wardrobes, with the larger bedrooms offering ample space for additional seating or dressing furniture. A separate family bathroom serves the remaining accommodation.

A further staircase leads to the second floor, where two substantial bedrooms and an additional bedroom/study are served by another bathroom. Sloping ceilings and roof windows give this level its own character, creating an appealing setting for older children, visiting family or a spacious home office.









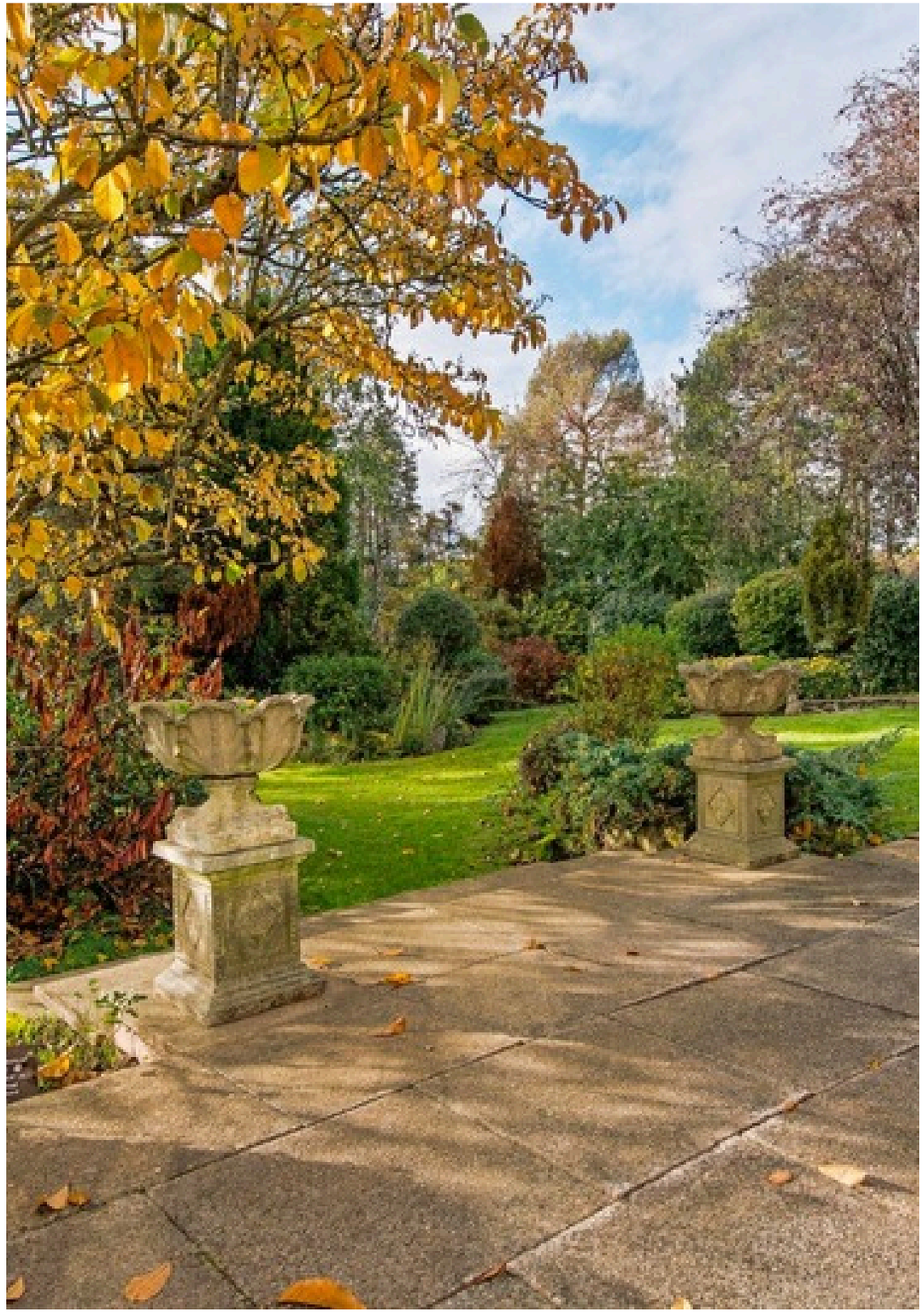














At just over 0.8 acres the plot is a defining feature of the property, providing generous grounds to both the front and rear. The long sweeping driveway passes through an expansive lawned frontage, framed by mature trees, established hedging and ornamental planting, before reaching a broad paved forecourt with extensive parking.

The attached garage offers substantial space for vehicles and storage, with the convenience of internal access through the utility room.

To the rear, a paved terrace provides space for outdoor dining and entertaining, with access from several of the living rooms. Beyond, established lawns, mature trees and richly planted borders create an attractive garden setting with seasonal colour and a pleasing sense of seclusion.

The scale of the grounds offers ample room for family enjoyment, alongside the opportunity to explore further landscaping or extension possibilities, subject to the necessary consents.



Total area: approx. 516.9 sq. metres (5563.3 sq. feet)

This floor plan is for illustration purposes only. It is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor areas) 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 enquiries/advice. No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

FEATURES

- Substantial Eight-Bedroom Detached Family Home
- Generous Plot Extending to Over 0.8 Acres
- Impressive Long Driveway
- Extensive Mature South West Facing Rear Garden
- Immaculately Maintained Accommodation
- Excellent Opportunity to Modernise and Personalise (STP)
- Built in the 1980s
- Convenient Location Close to Brueton Park
- Easy to Solihull Town Centre and Transport Links

SIZE Total - 5,555.7 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL – H

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	13 Mbps	1 Mbps
Superfast	98 Mbps	20 Mbps
Ultrafast	1800 Mbps	220 Mbps

Network in the area: OpenReach, Virgin Media

MOBILE

Network in the area: EE - 87%, Vodaphone - 83%, Three - 87% O2 - 83%

PARKING

Triple Garage & Driveway Parking

FLOOD RISK

Very Low

COVENANTS

N/A



LOCATION

Situated on Warwick Road in Solihull, this substantial family home enjoys a convenient setting close to Brueton Park, with its open green spaces, woodland and scenic walks. Solihull town centre offers an extensive choice of shops, restaurants and leisure facilities.

For commuters, Solihull railway station provides connections to Birmingham and London Marylebone, while the nearby M42 links to the wider motorway network, including the M40 and M6. Birmingham Airport and Birmingham International railway station are also readily accessible, making this a convenient location for both domestic and international travel.

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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