



Warwick Road, Solihull

Guide Price £1,350,000

**xact**  
EXCLUSIVE





## PROPERTY OVERVIEW

Offered to the market with the benefit of no upward chain is this spacious family home set in an outstanding location. This magnificent five-bedroom detached property has been significantly extended to provide ample living space for a growing family. Located on a prime road in Solihull, within walking distance to the town centre, Brueton Park, and all local schools, this home offers both convenience and luxury. The property is set behind a large tarmac driveway providing ample parking and leading to an integral garage, ensuring ease of access for residents and visitors alike.

All ground floor accommodation is accessed via an entrance porch and hallway, leading to a guest cloakroom, study, and two further reception rooms including a formal living room and a sitting/family room. The highlight of the property is the magnificent open-plan kitchen, dining, and family room extending to more than 80 square metres, complete with underfloor heating, bi-fold doors opening to the rear garden, a pantry, a large utility room, and access to the garage. Upstairs, there are five excellent bedrooms and three bathrooms, with the principal bedroom featuring a large luxury ensuite and a walk-in dressing room with extensive fitted wardrobes.





Outside, the property boasts a large private and landscaped rear garden mainly laid with lawn, complemented by a full-width paved patio area, perfect for outdoor entertaining and enjoying the fresh air in a tranquil setting.

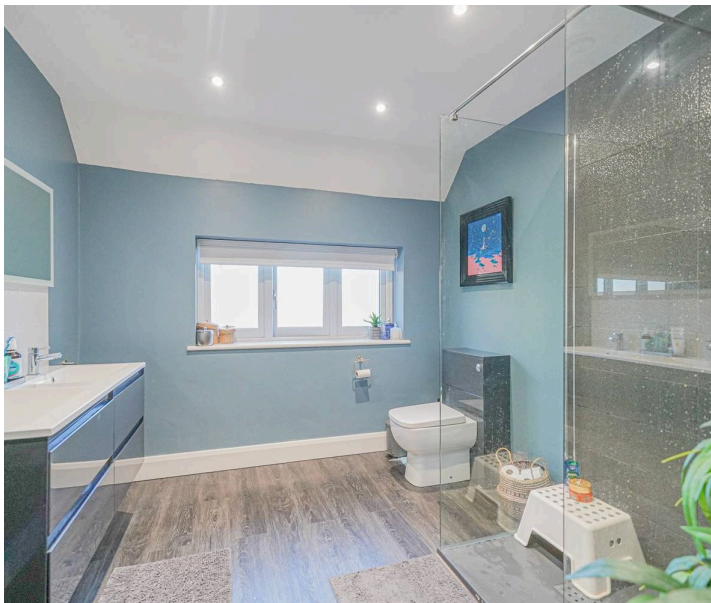
This exceptional property offers a perfect blend of modern living and traditional charm, catering to the needs of a contemporary family lifestyle. The generous living spaces, high-quality finishes, and prime location make this home a true gem in Solihull. Don't miss out on the opportunity to make this stunning property your own and enjoy the luxury and convenience it has to offer.

#### 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.

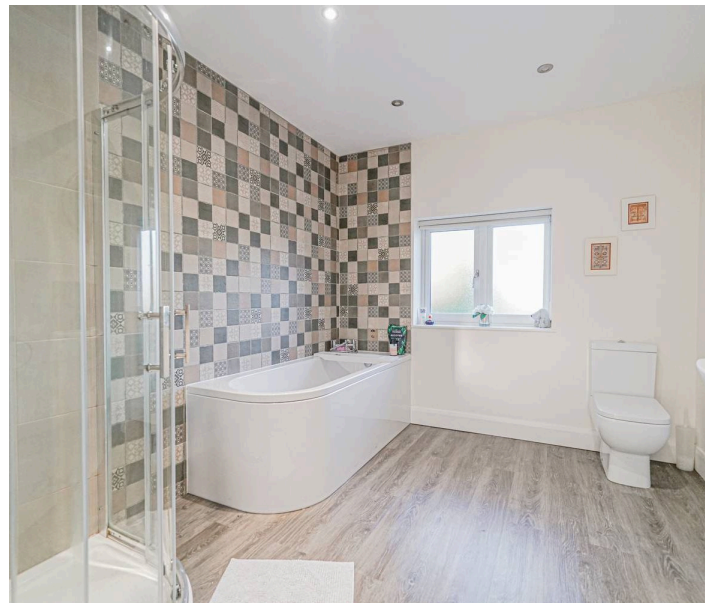
Council Tax band: G

Tenure: Freehold





- Offered To The Market With The Benefit Of No Upward Chain Is This Spacious Family Home Set In An Outstanding Location
- Significantly Extended And Magnificent Five Bedroom Detached Property
- Located On A Prime Road Of Solihull And Within Walking Distance To The Town Centre, Brueton Park And All Local Schools
- Set Behind A Large Tarmacadam Driveway Providing Ample Parking And Leading To Garage
- All Ground Accommodation Accessed Via Entrance Porch And Entrance Hallway With Guest Cloakroom And Study Plus Two Further Reception Rooms Including Formal Living Room And Sitting / Family Room
- Magnificent Open Plan Kitchen Dining And Family Room Extending To Over 80 M Squared With Bi-fold Doors To Rear Garden And Also Leading Into Pantry Plus Separate Large Utility And Access Into Garage
- To The First Floor Are Five Excellent Bedrooms And Three Bathrooms
- Stunning Principal Bedroom With Large Luxury Ensuite And Walk In Dressing Room With Extensive Fitted Wardrobes
- Outside The Property Boasts A Large Private And Landscaped Rear Garden Which Benefits From Being Mainly Laid With Lawn And Full Width Paved Patio Area





**ENTRANCE PORCH**

**ENTRANCE HALL**

**LIVING ROOM**

18' 3" x 12' 2" (5.55m x 3.70m)

**SITTING/FAMILY ROOM**

21' 2" x 15' 3" (6.45m x 4.65m)

**STUDY**

8' 10" x 8' 0" (2.70m x 2.45m)

**WC**

**KITCHEN/DINING/FAMILY ROOM**

55' 3" x 15' 9" (16.85m x 4.80m)

**PANTRY**

12' 8" x 8' 0" (3.85m x 2.45m)

**INNER HALL**

**UTILITY ROOM**

13' 9" x 7' 3" (4.20m x 2.20m)

**INTEGRAL GARAGE**

18' 4" x 16' 9" (5.60m x 5.10m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

17' 11" x 14' 7" (5.45m x 4.45m)

**DRESSING ROOM**

17' 11" x 7' 1" (5.45m x 2.15m)

**ENSUITE**

9' 5" x 8' 6" (2.88m x 2.60m)

**BEDROOM TWO**

14' 7" x 9' 7" (4.45m x 2.91m)

**ENSUITE**

8' 8" x 6' 11" (2.65m x 2.10m)



**BEDROOM THREE**  
13' 11" x 12' 2" (4.25m x 3.70m)

**BEDROOM FOUR**  
12' 2" x 9' 2" (3.70m x 2.80m)

**BEDROOM FIVE**  
10' 4" x 10' 0" (3.15m x 3.05m)

**BATHROOM**  
10' 0" x 8' 6" (3.05m x 2.60m)

**TOTAL SQUARE FOOTAGE**  
339.1 sq.m (3650 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LANDSCAPED GARDEN**

**FULL WIDTH PAVED PATIO**



#### **ITEMS INCLUDED IN THE SALE**

All integrated kitchen appliances, all blinds, some curtains, all carpets, all light fittings, fitted wardrobes in one bedroom, underfloor heating, garden shed and electric garage door.

#### **ADDITIONAL INFORMATION**

Services - mains water, sewers and electricity.  
Broadband - FTTP (fibre to the premises). Loft - partially boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

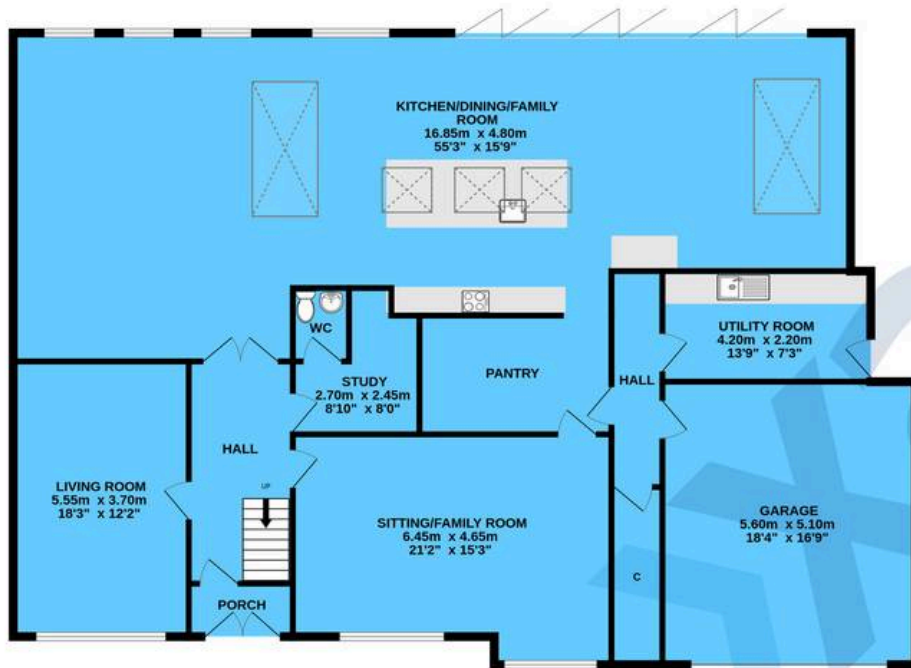
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 339.1 sq.m. (3650 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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**Xact Homes**

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