



Warwick Road, Solihull

Guide Price £1,500,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Presenting a unique opportunity, this large five double bedroom traditional detached property is now available to the market with the benefit of no upward chain. Ideal for families, this home is discreetly located within walking distance to Solihull town centre and local schools, offering convenience and accessibility. Approaching the residence, which is beautifully screened from the road, a large tarmac driveway provides superb parking solutions and grants access to the double garage. The property has been significantly extended and improved, showcasing a thoughtful layout that seamlessly combines elegance and functionality. Upon entry, one is welcomed by the spacious entrance hallway, leading to three reception rooms and a convenient guest cloakroom. The office overlooks the front of the property as does a family / play room, whilst the extended dual aspect living room features a superb bay seating area overlooking the rear garden. The entirety of the ground floor is equipped with underfloor heating, ensuring comfort throughout the living spaces. The heart of the home lies in the superb open-plan kitchen/dining and family room, which features a Porcelonsa kitchen with feature central island and offers delightful views of the rear garden. An adjoining large utility room provides access to the double garage and an additional cloakroom, adding to the practicality of the layout.



Upstairs, the property boasts five generously proportioned double bedrooms, each accompanied by its own en-suite facilities. The principal bedroom also features a walk-in dressing room and fitted wardrobes, providing ample storage solutions. Stepping outside, one is greeted by an outstanding private south-westerly facing rear garden, beautifully landscaped to create a tranquil outdoor retreat with pond to the rear. The garden also features a gym, adding a touch of luxury and enhancing the overall lifestyle offered by this property. In conclusion, a viewing of this property is absolutely essential to fully appreciate the superb family home that it is. With its convenient location, spacious interior, and thoughtfully designed outdoor space, this residence offers a perfect blend of comfort, functionality, and style. Contact us today to arrange your viewing and take the first step towards making this remarkable property 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





- Offered To The Market With No Upward Chain
- Large Five Double Bedroom Traditional Detached Property Discreetly Located Within Walking Distance To Solihull And Local Schools
- Set Behind A Large Tarmacadam Driveway With Superb Parking And Access To A Double Garage
- Significantly Extended And Improved To Include Three Reception Rooms All Accessed Via The Entrance Hallway With Guest Cloakroom
- All Ground Floor Accommodation Includes Underfloor Heating
- Superb Open Plan Kitchen / Dining And Family Room With Views To Rear Garden And Large Utility With Access Into Double Garage And Further Cloakroom
- Five Large Double Bedrooms And Five En-Suite Facilities, Principal Bedroom With Walk In Dressing Room And Fitted Wardrobes
- Outstanding South Westerly Facing Rear Garden Which Is Beautifully Landscaped With Gym To Rear
- Viewing Absolutely Essential To Fully Appreciate This Superb Family Home

PORCH

WC

ENTRANCE HALLWAY

LIVING ROOM

21' 4" x 19' 0" (6.50m x 5.79m)

FAMILY/PLAYROOM

16' 5" x 10' 10" (5.00m x 3.30m)

OFFICE

12' 2" x 9' 6" (3.71m x 2.90m)

KITCHEN/DINING & FAMILY ROOM

33' 4" x 23' 11" (10.16m x 7.29m)

UTILITY ROOM

10' 10" x 5' 5" (3.30m x 1.65m)



WC

INTEGRAL DOUBLE GARAGE
16' 7" x 16' 1" (5.05m x 4.90m)

FIRST FLOOR

PRINCIPAL BEDROOM
16' 9" x 13' 7" (5.11m x 4.14m)

DRESSING ROOM
13' 5" x 8' 2" (4.09m x 2.49m)

ENSUITE
11' 0" x 9' 8" (3.35m x 2.95m)

BEDROOM TWO
16' 7" x 11' 10" (5.05m x 3.61m)

ENSUITE
9' 10" x 5' 7" (3.00m x 1.70m)

BEDROOM THREE
12' 2" x 9' 0" (3.71m x 2.74m)

ENSUITE
9' 10" x 3' 11" (3.00m x 1.19m)

BEDROOM FOUR
13' 7" x 11' 2" (4.14m x 3.40m)

ENSUITE
6' 3" x 5' 9" (1.91m x 1.75m)

BEDROOM FIVE
19' 0" x 16' 3" (5.79m x 4.95m)

ENSUITE
7' 7" x 4' 11" (2.31m x 1.50m)

**TOTAL SQUARE FOOTAGE**

295.8 sq.m (3184 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****PRIVATE LANDSCAPED GARDEN****ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, microwave, dishwasher, washing machine, tumble dryer, underfloor heating, garden shed, garden house, all carpets, curtains, blinds and light fittings, car charging point (fitted 2023), garden pergola, garden store, garden room and fitted wardrobes in five bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - ADSL copper wire. Loft space - part boarded.



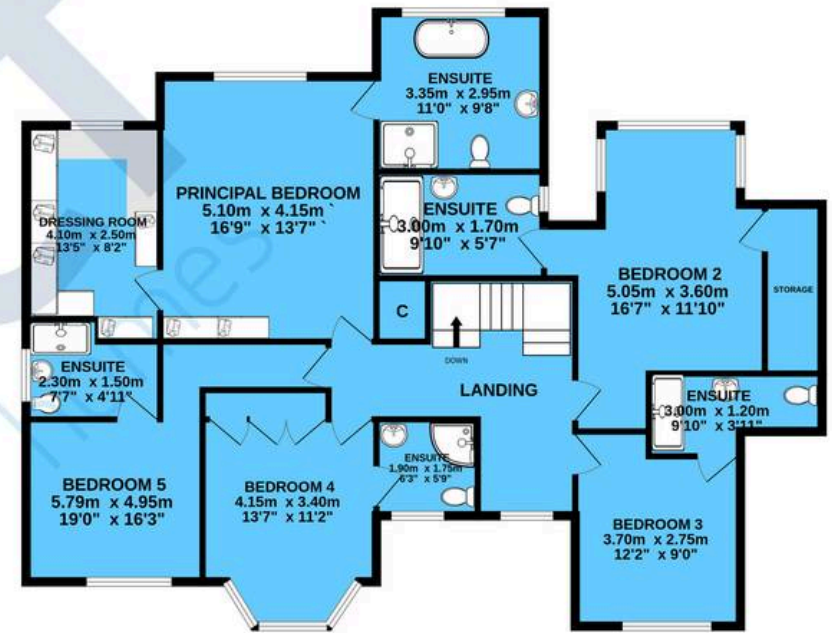
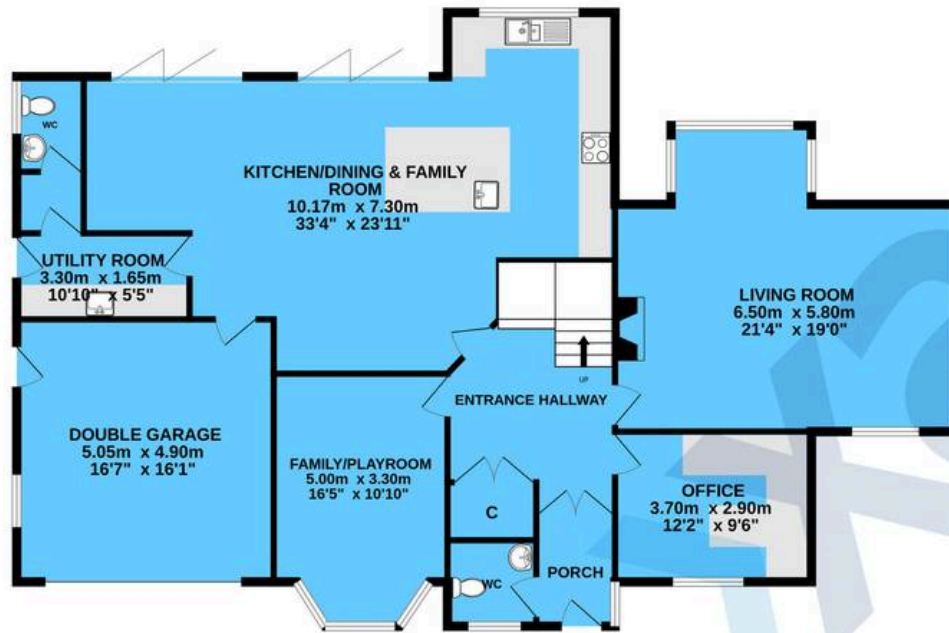
INFORMATION FOR POTENTIAL BUYERS

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 : 295.8 sq.m. (3184 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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