



Warwick Road, Solihull

Guide Price £1,400,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Welcome to this impressive six-bedroom detached family home, set over three floors in an excellent location offering the perfect balance of convenience and luxury living. Situated on a secluded cul-de-sac off the main road, this exquisite property is within walking distance to the town centre, Brueton Park and Solihull School, and also offers easy access to the M42.

Upon arriving at this exceptional home, you are greeted by a large driveway leading to a spacious entrance hallway that sets the tone for the grandeur within. Buyers may wish to add a porch to the front of the property. The impressive entrance hallway features a striking chandelier, creating a sense of elegance from the moment you enter.

The heart of the home is the large open plan kitchen/diner, providing ample work surfaces and offering views of the rear garden. Off the kitchen, you will find a generous dining room and practical utility room leading to a long double glazed alleyway by Anglian windows, providing convenience and functionality for daily living. Additionally, there are three further reception rooms, including a delightful living room connected to a spacious sitting room with a stunning orangery offering picturesque views of the rear garden.





For those who work from home or require a dedicated workspace, there is a separate home office providing a peaceful environment to focus and be productive.

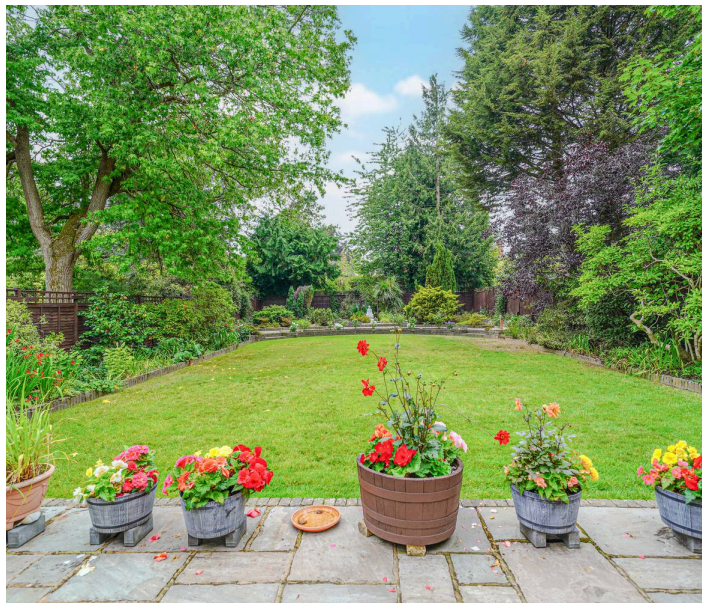
Ascending to the first floor, you will discover four double bedrooms, each with fitted wardrobes. The principal bedroom boasts a large en-suite bathroom and an abundance of storage space, providing a luxurious sanctuary for relaxation. The remaining bedrooms are serviced by a family bathroom, offering comfort and convenience for all occupants. On the second floor, you will find two additional double bedrooms serviced by a shower room, providing flexibility and privacy for guests or larger families.

Step outside into the stunning south-westerly facing rear garden, which has been beautifully landscaped to create a tranquil retreat. Enjoy the large patio seating area, perfect for al fresco dining and entertaining guests in a private and serene setting.

Completing this exceptional property is a large garage, offering ample storage space or parking facilities for vehicles.

In summary, this six-bedroom detached family home offers a rare combination of luxury, convenience, and functionality. With its excellent location, spacious interior, and beautifully landscaped garden, this property presents a unique opportunity to live in comfort and style. Don't miss the chance to make this impressive residence your own and experience the epitome of modern family living.





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

- Six Bedroom Detached Family Home
- Set In A Prime Position In The Heart Of Solihull Near Brueton Park
- Located On A Secluded Cul-De-Sac Off The Main Road
- Set Over Three Floors
- Versatile Ground Floor Accommodation
- Stunning Open Plan Kitchen / Diner And Four Large Reception Rooms Including A Delightful Orangery
- Six Generously Sized Bedrooms
- Large South-Westerly Facing Rear Garden With Patio Seating Area
- Ample Parking & Large Garage With Long Double Glazed Alleyway By Anglian Windows



PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

16' 5" x 12' 10" (5.00m x 3.91m)

SITTING ROOM

13' 4" x 12' 10" (4.06m x 3.91m)

ORANGERY

14' 5" x 13' 11" (4.39m x 4.24m)

DINING ROOM

16' 5" x 15' 9" (5.00m x 4.80m)

KITCHEN/DINER

20' 8" x 16' 3" (6.30m x 4.95m)

OFFICE

7' 10" x 7' 1" (2.39m x 2.16m)

UTILITY ROOM

12' 10" x 7' 1" (3.91m x 2.16m)

SIDE PASSAGE

39' 4" x 5' 11" (11.99m x 1.80m)

FIRST FLOOR

PRINCIPAL BEDROOM

20' 2" x 16' 1" (6.15m x 4.90m)

ENSUITE

13' 0" x 6' 7" (3.96m x 2.01m)

BEDROOM TWO

16' 1" x 12' 8" (4.90m x 3.86m)

BEDROOM THREE

13' 0" x 12' 8" (3.96m x 3.86m)

BEDROOM FOUR

10' 4" x 9' 4" (3.15m x 2.84m)

**BATHROOM**

13' 0" x 8' 6" (3.96m x 2.59m)

SECOND FLOOR**BEDROOM FIVE**

27' 11" x 11' 4" (8.51m x 3.45m)

BEDROOM SIX

27' 11" x 10' 4" (8.51m x 3.15m)

SHOWER ROOM

7' 10" x 7' 3" (2.39m x 2.21m)

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

23' 9" x 16' 7" (7.24m x 5.05m)

TOTAL SQUARE FOOTAGE

357.0 sq.m (3843 sq.ft) approx.

LARGE DRIVEWAY**STUNNING REAR GARDEN WITH PATIO SEATING AREA**

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob and extractor.

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – Virgin and BT line.

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.

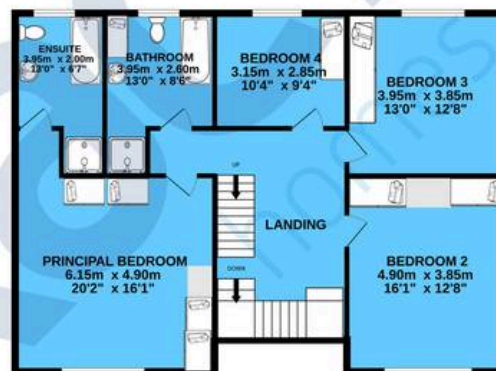
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



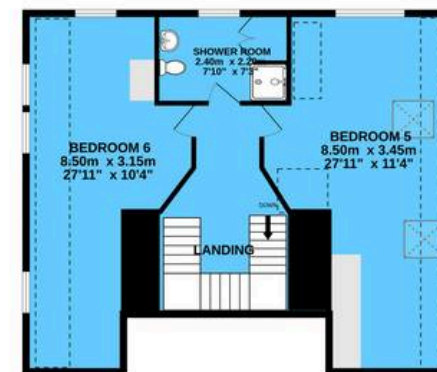
GROUND FLOOR
175.9 sq.m. (1893 sq.ft.) approx.



1ST FLOOR
102.3 sq.m. (1101 sq.ft.) approx.



2ND FLOOR
78.8 sq.m. (849 sq.ft.) approx.



TOTAL FLOOR AREA : 357.0 sq.m. (3843 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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