



Warwick Road, Solihull

Guide Price £550,000





PROPERTY OVERVIEW

Situated within a short distance from all local amenities, Dovehouse Parade shops, Olton train station and schools, this exquisite four-bedroom semi-detached family home, which has been fully renovated with new boiler, pipes, wiring and windows, exudes an abundance of character and traditional features throughout. Access to the ground floor is granted through a welcoming entrance hallway, leading to two spacious reception rooms. The formal dining room boasts a feature window, while the delightful living room offers views of the rear garden and a cosy log burner, perfect for relaxation. The heart of the home lies in the impressive kitchen, complete with fully integrated appliances, ample surfaces, and ornate tiling throughout. Upstairs, four generously sized bedrooms await, all flooded with natural light. The modern family bathroom is a sanctuary, featuring a free-standing bath and a walk-in shower for added convenience. Outside, the property boasts a large rear garden with a patio seating area, ideal for al fresco dining and entertaining. There is also scope for extension, subject to the necessary planning permission. A single garage, accessed via the driveway which offers parking for multiple vehicles, adds to the practicality of this charming residence.



In summary, this property offers a harmonious blend of character, functionality, and potential, making it a rare find in today's competitive market. Contact us today to arrange a viewing and discover the endless possibilities that this family home 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: E

Tenure: Freehold



- Four Bedroom Semi-Detached Family Home
- Full Of Character & Traditional Features Throughout
- Fully Renovated With New Boiler, Pipes, Wiring & Windows
- Short Distance To Town Centre
- Two Large Reception Rooms
- Fitted Kitchen With Integrated Appliances
- Modern Family Bathroom
- Scope To Extend Subject To Planning Permission
- Superb Rear Garden



PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

15' 7" x 12' 4" (4.75m x 3.76m)

DINING ROOM

14' 0" x 12' 3" (4.27m x 3.73m)

KITCHEN

15' 1" x 9' 10" (4.60m x 3.00m)

FIRST FLOOR

BEDROOM ONE

14' 10" x 12' 3" (4.52m x 3.73m)

BEDROOM TWO

13' 6" x 12' 3" (4.11m x 3.73m)

BEDROOM THREE

11' 10" x 8' 11" (3.61m x 2.72m)

BEDROOM FOUR

9' 11" x 7' 8" (3.02m x 2.34m)

BATHROOM

13' 5" x 7' 2" (4.09m x 2.18m)

OUTSIDE THE PROPERTY

GARAGE

15' 6" x 9' 0" (4.72m x 2.74m)

TOTAL SQUARE FOOTAGE

142.0 sq.m (1528 sq.ft) approx.



DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LARGE REAR GARDEN WITH PATIO SEATING

ITEMS INCLUDED IN THE SALE

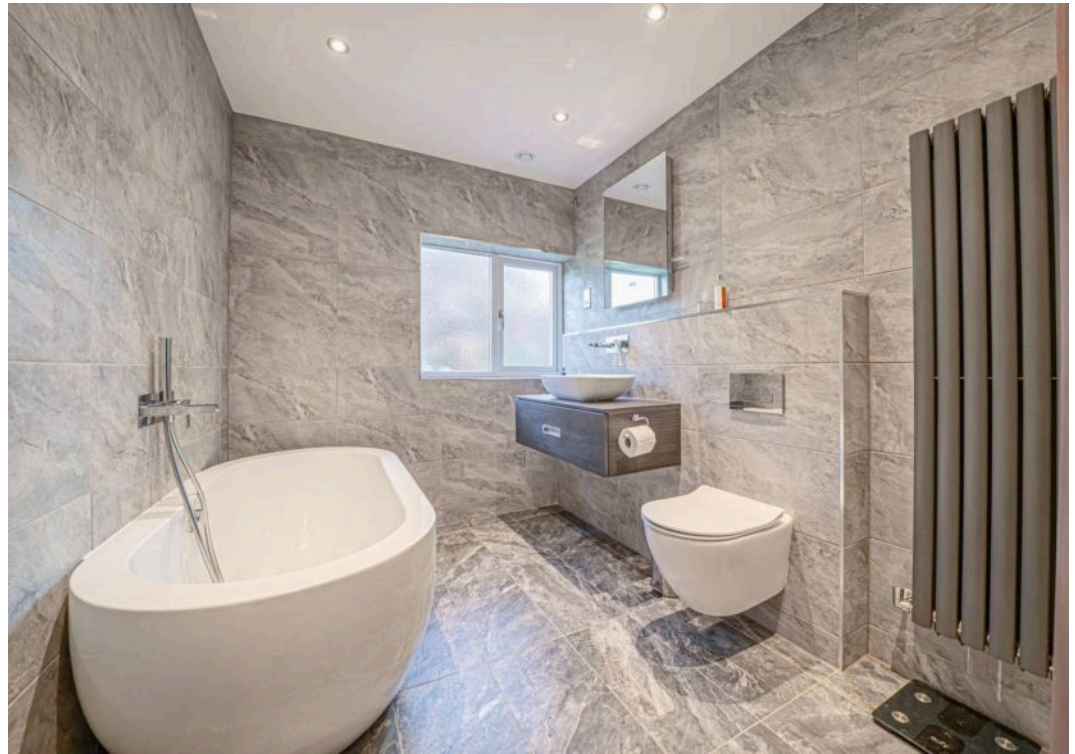
Integrated oven, integrated hob, extractor, microwave, dishwasher, underfloor heating, greenhouse, electric garage door, some carpets, curtains and blinds, all light fittings, car charging point (fitted 2021) and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

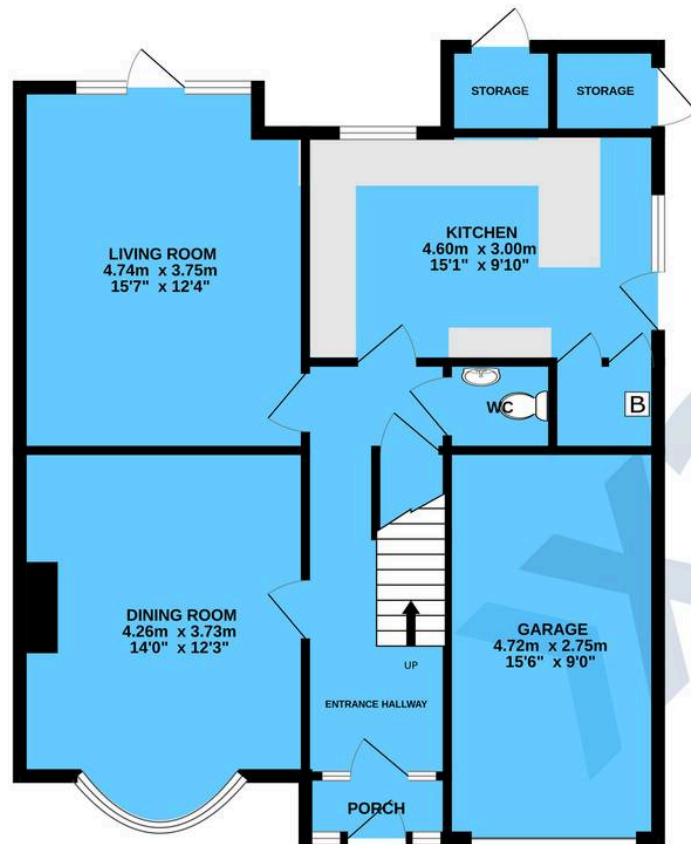
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

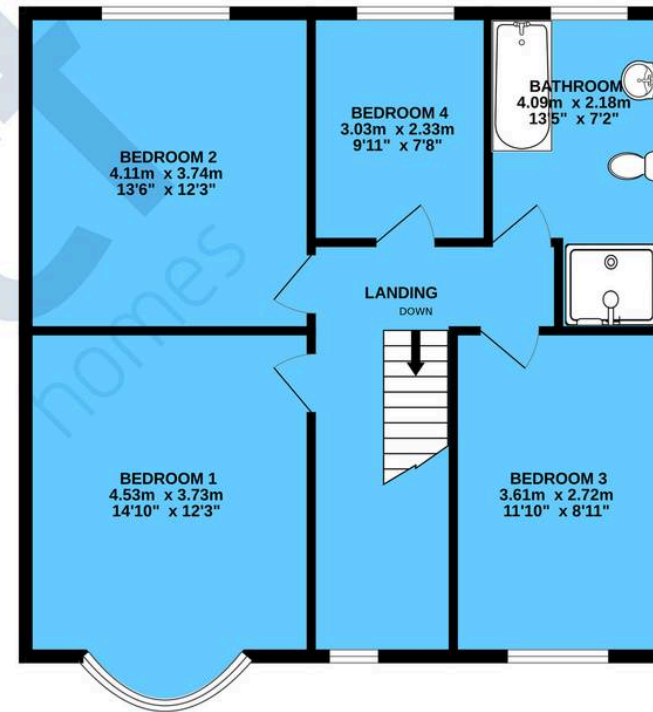
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 142.0 sq.m. (1528 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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