



Warwick Road, Solihull

Guide Price £1,500,000





PROPERTY OVERVIEW

This impressive detached family home offers exceptional versatility, boasting six very generous bedrooms across a main four-bedroom residence and a fully self-contained two-bedroom annexe.

The annexe enjoys its own private entrance and is finished to the same high standard as the main home. It features a stylish kitchen / diner, two bathrooms, and a spacious living room, along with two very generous double bedrooms upstairs. Perfect for multigenerational living, guest accommodation, or independent space, it provides comfort, privacy, and flexibility in equal measure.

Alternatively, the layout can be easily adapted into one substantial six-bedroom family residence, complete with two feature kitchens, multiple family areas, and four bathrooms.

Every aspect of the property has been thoughtfully renovated by the current owners in recent years to a very high standard, combining modern finishes with practical comfort.

The main residence opens with a welcoming hallway leading to a stunning open-plan kitchen / dining room, centred around a large island with extensive work surfaces and lovely views across the rear garden. The bright and spacious living room provides an ideal setting for both entertaining and everyday relaxation. A versatile home office offers flexibility as a study or playroom, while a guest cloakroom adds further convenience.





Upstairs, four very generous bedrooms are arranged around the landing. The principal bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the superb south-facing rear garden is a true sun trap, featuring a large patio and expansive lawn – ideal for entertaining or family activities.

To the front, a generous driveway and landscaped front garden provide private off-road parking for many vehicles, completing the appeal of this outstanding home.

- Prime Location Within Walking Distance Of Solihull Town Centre, Knowle High Street, And Solihull School
- Six Very Generous Bedrooms Across A Flexible Main Residence And Self-Contained Annexe
- Annexe With Private Entrance, Two Bedrooms, Two Bathrooms, Kitchen / Diner, And Living Room – Ideal For Guests Or Multigenerational Living
- Two Stylish Feature Kitchens, Dining Spaces, And Versatile Family / Entertaining Areas
- Bright And Spacious Living Room, Designed For Relaxation And Social Occasions
- Flexible Home Office / Playroom Plus Guest Cloakroom
- Principal Bedroom With Ensuite, Complemented By Three Further Modern Family Bathrooms
- Expansive Rear Garden With Large Patio And Lawn – Perfect For Outdoor Living
- Private Off-Road Driveway Parking For Multiple Vehicles





PROPERTY LOCATION

The property is ideally positioned within walking distance of Solihull Town Centre, Solihull School, and Knowle High Street. Knowle High Street is especially admired for its magnificent parish church, striking Tudor-style architecture, and a vibrant mix of high-end retailers, independent boutiques, restaurants, and bars. This unique blend of historic charm and modern convenience makes it one of the most sought-after locations in the region.

The home is also close to Malvern and Brueton Parks, home to the Warwickshire Wildlife Trust visitor centre and café. These expansive green spaces offer leisure facilities, scenic walks, and plenty of opportunities for family days out.

Solihull itself provides an excellent range of amenities, including the renowned Touchwood Shopping Centre, Tudor Grange Leisure Centre (with swimming pool, athletics track, and gym), and an array of restaurants and cafés. Education provision is superb, with highly regarded public and private schools catering for boys and girls of all ages.

Commuter links are outstanding: Solihull Station offers direct rail services to Birmingham (8 miles) and London Marylebone, while Birmingham International Airport, Birmingham International Railway Station, and the NEC are all within a 10–15 minute drive. The nearby M42 motorway provides fast access to the M1, M5, M6, and M40 networks.

Council Tax band: G

Tenure: Freehold





MAIN HOUSE

ENTRANCE PORCH

ENTRANCE HALL

WC

LIVING ROOM

21' 5" x 14' 4" (6.52m x 4.37m)

HOME OFFICE

14' 1" x 10' 10" (4.30m x 3.30m)

KITCHEN / DINING ROOM

30' 7" x 16' 0" (9.32m x 4.89m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 0" x 13' 0" (3.97m x 3.95m)

ENSUITE

9' 0" x 4' 9" (2.74m x 1.45m)

BEDROOM TWO

15' 1" x 11' 3" (4.60m x 3.43m)

BEDROOM THREE

12' 11" x 12' 10" (3.93m x 3.91m)

BEDROOM FOUR

10' 10" x 8' 8" (3.30m x 2.64m)

BATHROOM

11' 2" x 7' 1" (3.40m x 2.16m)



ANNEXE

LIVING ROOM

14' 0" x 9' 2" (4.26m x 2.80m)

KITCHEN / DINER

19' 4" x 14' 0" (5.90m x 4.26m)

BATHROOM

8' 2" x 5' 5" (2.50m x 1.64m)

FIRST FLOOR

BEDROOM ONE

14' 0" x 9' 2" (4.26m x 2.80m)

BEDROOM TWO

14' 6" x 9' 1" (4.43m x 2.76m)

SHOWER ROOM

8' 2" x 7' 3" (2.50m x 2.20m)

**TOTAL SQUARE FOOTAGE**

275.0 sq.m (2960 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****GARDEN****PATIO SEATING AREA****ITEMS INCLUDED IN THE SALE**

Free-standing cooker, kitchen extractor, fridge/freezer, dishwasher, some carpets, some curtains, some blinds, some light fittings, fitted wardrobes in five bedrooms, underfloor heating, garden shed and a 2021 electric car charging point.

ADDITIONAL INFORMATION

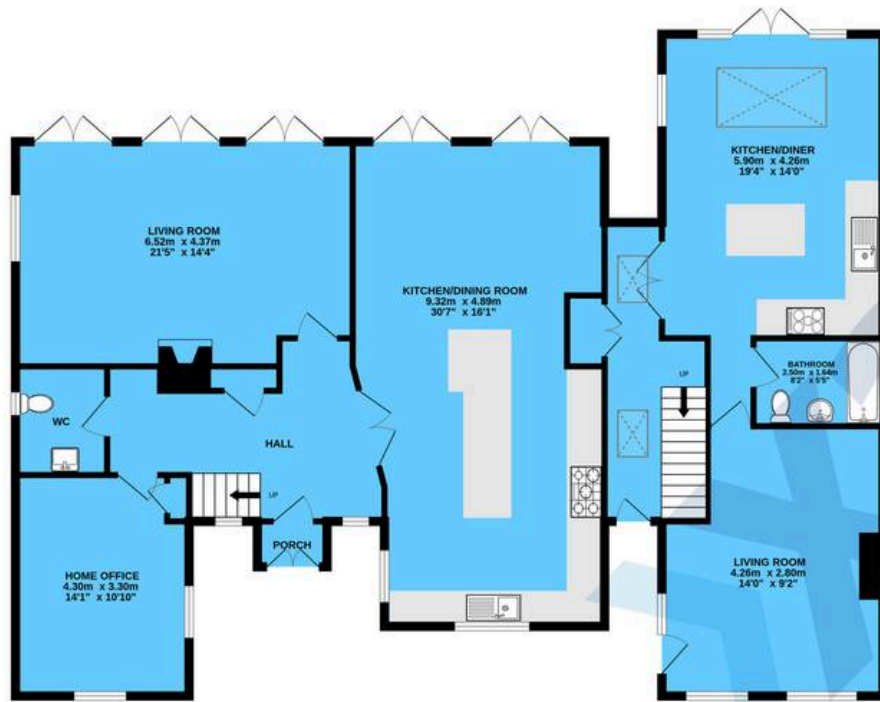
Services - direct mains water (with water meter), sewers and electricity. Broadband - ADSL copper wire. Loft - partially boarded.

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 : 275.0 sq.m. (2960 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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