



Warwick Road, Solihull

Offers Over £750,000





PROPERTY OVERVIEW

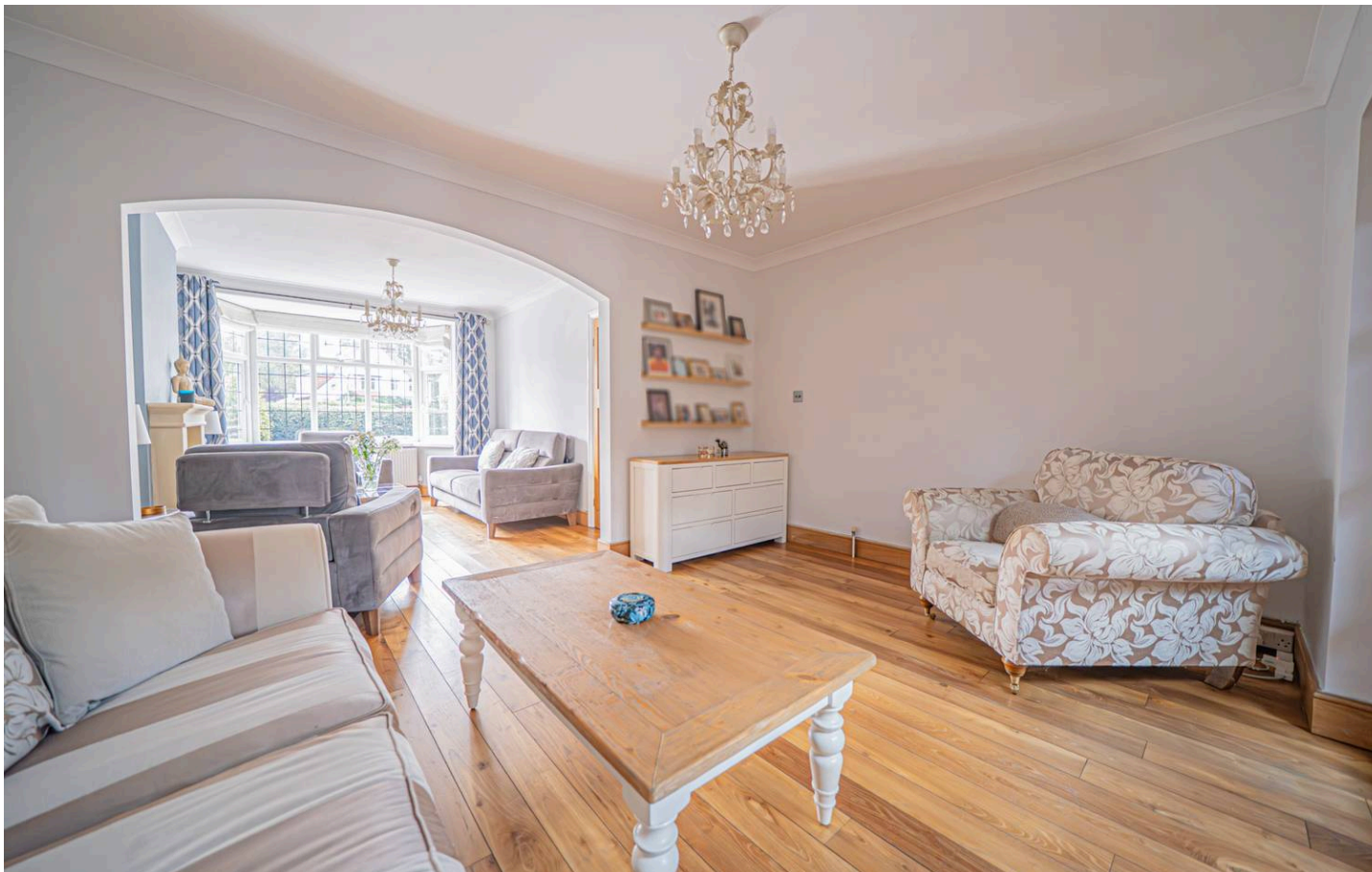
Nestled in a prime location, this significantly extended five-bedroom semi-detached family home is a true gem. Positioned just a stone's throw away from Solihull School and the vibrant town centre, this traditional property boasts ample space and charm.

Approaching the residence, you are greeted by a large driveway capable of accommodating multiple vehicles, setting the tone for the generous proportions within.

Upon entry through the spacious hallway, the heart of the home unfolds before you. An open plan kitchen / dining room, bathed in natural light, spans the rear elevation, offering not only a delightful space for family gatherings but also picturesque views of the rear garden.

The property further impresses with three well-appointed reception rooms; a large living room featuring a cosy log burner and bay window, a snug / playroom ideal for quiet relaxation or playful activities, and an additional gym / home office, thoughtfully converted from what was once a garage. A large utility room and downstairs toilet provide added functionality to the lower level.





Ascending to the first floor reveals four double bedrooms, serviced by a spacious family bathroom equipped with a walk-in shower and a free-standing bath. The loft has been skilfully transformed into a sizeable double room, affording stunning views of the garden and flexible potential as a home office.

Outside, the property shines with a beautifully presented rear garden, boasting a large patio seating area and meticulously maintained lawns. A superb garden room / home office, complete with a toilet, offers a versatile space for those who work from home or seek a tranquil retreat within their own property.

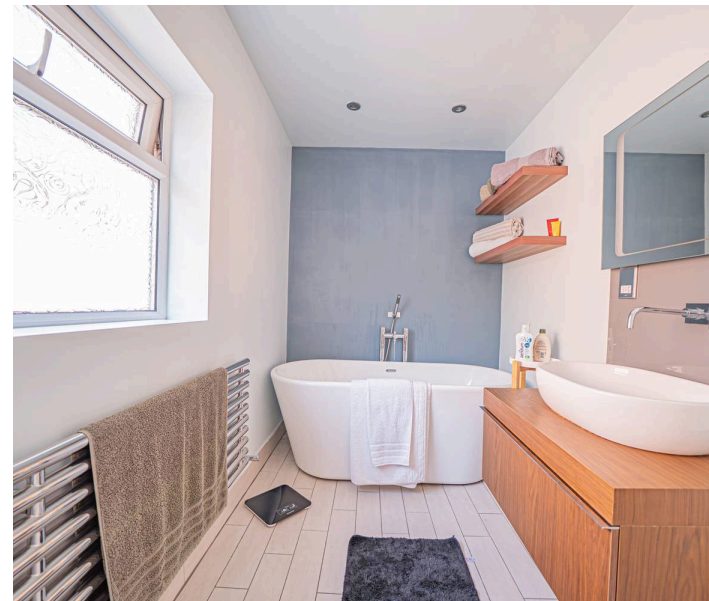
In summary, this property offers a harmonious blend of contemporary living and traditional charm, making it a rare find in the sought-after locale of Solihull.

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: F

Tenure: Freehold





- Five Bedroom Semi-Detached Family Home
- Prime Location Next To Solihull School
- Thoughtfully Extended With Gym / Home Office
- Three Spacious Reception Rooms
- Large Open Plan Kitchen / Dining Room
- Five Double Bedrooms & Family Bathroom
- Well Maintained Rear Garden With Excellent Garden Room / Home Office
- Driveway For Multiple Vehicles



ENTRANCE HALLWAY

LIVING ROOM

24' 7" x 14' 6" (7.50m x 4.42m)

KITCHEN / DINING ROOM

29' 2" x 13' 1" (8.90m x 3.98m)

SNUG / PLAYROOM

15' 3" x 10' 10" (4.64m x 3.30m)

UTILITY ROOM

18' 3" x 6' 7" (5.56m x 2.00m)

WC

GYM / HOME OFFICE

11' 7" x 7' 7" (3.54m x 2.30m)

STORE

8' 7" x 6' 8" (2.61m x 2.04m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 6" x 11' 0" (4.42m x 3.35m)

BEDROOM TWO

14' 6" x 10' 7" (4.41m x 3.23m)

BEDROOM THREE

13' 1" x 9' 6" (3.98m x 2.90m)

BEDROOM FOUR

9' 1" x 7' 11" (2.77m x 2.41m)

BATHROOM

13' 10" x 5' 9" (4.21m x 1.76m)

SECOND FLOOR

BEDROOM FIVE

13' 5" x 10' 10" (4.08m x 3.30m)

TOTAL SQUARE FOOTAGE

228.1 sq.m (2455 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN

GARDEN ROOM / HOME OFFICE

20' 9" x 9' 5" (6.33m x 2.88m)

WC

PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, tumble dryer, all carpets, all curtains, all blinds, all light fittings, underfloor heating in office and garden shed.

ADDITIONAL INFORMATION

Services - direct mains water, sewers and electricity.
Loft - 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.





TOTAL FLOOR AREA : 228.1 sq.m. (2455 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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