



Warwick Road, Solihull

Guide Price £2,795,000

xact
EXCLUSIVE



PROPERTY OVERVIEW

Welcome to this exceptional and prestigious six-bedroom family home located on one of Solihull's most desirable avenues. Boasting a prime position within walking distance of the town centre and Solihull School, this property sets a new standard of luxury living.

Spread over three floors, this stunning residence has undergone extensive extension and refurbishment, resulting in a home of unparalleled quality and sophistication. As you step into the expansive reception hall, you are greeted by the seamless warmth of underfloor heating that runs throughout the property.

The ground floor offers a wealth of entertainment options, with four generously proportioned reception rooms designed for social gatherings. A grand bar area, complete with a built-in bar and ample seating space, sets the stage for unforgettable evenings. The light-filled family room and formal dining room, featuring bi-fold doors opening to the rear garden, provide versatile spaces for relaxation and hosting guests.

Dual kitchens, both equipped with high-end integrated appliances including an electric Aga, cater to the needs of large families with ease. A dedicated home office/study and practical workshop further enhance the functionality of this exquisite residence.





Ascending to the first floor, you will find four sumptuous bedrooms, each with their own en-suite facilities. The principal suite exudes elegance with its luxurious en-suite bathroom and expansive dressing room, while a spacious laundry room adds convenience to daily routines.

The second floor boasts two additional double bedrooms, each with its own en-suite and dressing area, offering privacy and comfort for family members or guests. Abundant storage space is provided by a large loft area / additional living space.

Outside, the meticulously landscaped rear garden beckons with a large patio featuring a fire pit, an outdoor kitchen area, and a multi-purpose sports pitch. An outbuilding houses a home gym, spa area with a hot tub, steam room, a salon, and a shower room, catering to every indulgence.

Parking is effortless thanks to the generous driveway and double garage, completing the picture of luxurious living at its finest.

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



- Luxury Six Bedroom Family Home
- Prime Location In The Heart Of Solihull
- Significantly Extended & Extensively Refurbished
- Four Large Reception Rooms Including Excellent Bar Area
- Two High Spec Kitchens With Fully Integrated Appliances
- Six Double Bedrooms, All With En-Suites



- Beautifully Landscaped Rear Garden
- Outbuilding With Home Gym & Spa Area
- Multi-Purpose Sports Pitch
- Large Driveway & Double Garage

**RECEPTION HALL**

29' 9" x 15' 11" (9.08m x 4.85m)

WC**BAR AREA**

23' 6" x 23' 4" (7.16m x 7.11m)

FAMILY ROOM

20' 9" x 17' 3" (6.32m x 5.27m)

FORMAL DINING ROOM

22' 4" x 11' 7" (6.80m x 3.53m)

HOME OFFICE/STUDY

12' 5" x 12' 8" (3.78m x 3.86m)

PREP KITCHEN

13' 1" x 18' 4" (3.99m x 5.60m)

KITCHEN AREA TWO

13' 1" x 17' 0" (3.98m x 5.18m)

WORKSHOP

24' 7" x 11' 6" (7.50m x 3.50m)

WC**FIRST FLOOR****PRINCIPAL BEDROOM**

19' 3" x 12' 11" (5.88m x 3.93m)

DRESSING ROOM

8' 9" x 9' 5" (2.67m x 2.88m)

ENSUITE

9' 3" x 9' 5" (2.82m x 2.87m)

BEDROOM TWO

13' 11" x 11' 2" (4.25m x 3.40m)

ENSUITE

7' 0" x 9' 3" (2.13m x 2.82m)

BEDROOM THREE

12' 0" x 9' 9" (3.66m x 2.98m)

ENSUITE

8' 3" x 7' 4" (2.52m x 2.24m)

**BEDROOM FOUR**

10' 7" x 11' 4" (3.23m x 3.45m)

ENSUITE

9' 7" x 5' 7" (2.93m x 1.70m)

LAUNDRY ROOM

11' 6" x 4' 10" (3.51m x 1.47m)

SECOND FLOOR**BEDROOM FIVE**

17' 0" x 10' 2" (5.19m x 3.10m)

DRESSING AREA

7' 7" x 16' 9" (2.31m x 5.11m)

ENSUITE

7' 7" x 6' 2" (2.32m x 1.88m)

BEDROOM SIX

13' 1" x 19' 6" (3.98m x 5.95m)

DRESSING AREA

6' 11" x 10' 0" (2.10m x 3.05m)

ENSUITE

7' 7" x 6' 4" (2.32m x 1.93m)

LOFT AREA / ADDITIONAL LIVING SPACE

17' 0" x 11' 2" (5.18m x 3.40m)

OUTSIDE THE PROPERTY**GYM**

15' 11" x 14' 1" (4.86m x 4.29m)

SPA AREA

12' 1" x 14' 2" (3.68m x 4.31m)

STEAM ROOM

4' 0" x 6' 6" (1.23m x 1.99m)

SALON

4' 8" x 6' 9" (1.43m x 2.06m)

SHOWER ROOM

8' 10" x 2' 10" (2.69m x 0.87m)



DOUBLE GARAGE

20' 4" x 20' 3" (6.20m x 6.16m)

TOTAL SQUARE FOOTAGE

651.0 sq.m (7008 sq.ft) approx.

METICULOUSLY LANDSCAPED GARDEN WITH LARGE PATIO

OUTDOOR KITCHEN AREA

MULTI-PURPOSE SPORTS PITCH

GENEROUS DRIVEWAY



ITEMS INCLUDED IN THE SALE

Free standing AGA cooker, Miele integrated oven, TBP integrated hob, Westin extractor, microwave, two Siemens fridge/freezers, Miele dishwasher, washing machine, tumble dryer, Cooker tap (boiling/sparkling water), Hot tap (bar), bar fridge, Bio ethanol fireplace, fitted cloak units, underfloor heating, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in all six bedrooms, CCTV, garden shed, electric garage door and a 2023 electric car charging point.

ADDITIONAL INFORMATION

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





Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

