Warwick Road, Solihull

Guide Price £675,000

xact HOMES

PROPERTY OVERVIEW

This beautifully presented three bedroom detached family home, built in 2012, offers a unique blend of modern living and privacy in a prime location set well back from Warwick Road. Ideally situated close to local amenities, highly regarded schools and convenient transport links, the property is finished to a high standard throughout, making it an exceptional choice for families seeking both comfort and practicality. Upon entering, you are greeted by a welcoming entrance hallway that provides ample storage space and a guest cloakroom (perfect for visitors and day-to-day use). The heart of the home is a delightful open plan living and dining room, offering versatility for both relaxed family evenings and entertaining guests. The space seamlessly connects to a stylish fitted kitchen, which features fully integrated appliances and double doors that create a wonderful sense of flow between living areas. A large conservatory at the rear of the property enhances the living space further, providing excellent views of the garden and filling the home with natural light. Upstairs, the property boasts three generously sized bedrooms. The principal bedroom is a spacious double, complete with fitted wardrobes and a contemporary ensuite shower room, offering a private sanctuary for the homeowners.

The remaining bedrooms are well-proportioned and are serviced by a modern family bathroom, designed for both functionality and style. Outside the property enjoys a low maintenance garden which surrounds the property. Additional benefits include a private driveway with parking for multiple vehicles and a substantial double garage, ensuring there is ample space for both family and guests. Throughout, the property has been thoughtfully designed to provide a low maintenance lifestyle without compromising on quality or comfort. Its private setting, high specification finishes and flexible living spaces make this home a truly rare find in such a sought-after location. Whether you are upsizing, relocating or simply looking for a property that combines elegance with ease of living, this detached family home is sure to exceed expectations. Early viewing is highly recommended to fully appreciate the quality and unique position of this outstanding property.

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

- Immaculately Presented Three Bedroom Detached Family Home
- Prime Location Close To All Local Amenities
- Built In 2012 To A High Quality Finish
- Freehold
- Private Low Maintenance Wrap Around Garden
- Spacious Living & Dining Room
- Excellent Conservatory
- Driveway For Multiple Vehicles & Double Garage
- Early Viewing Essential

ENTRANCE HALLWAY

WC

LIVING & DINING ROOM
14' 6" x 17' 4" (4.43m x 5.28m)

CONSERVATORY
12' 2" x 11' 4" (3.70m x 3.45m)

KITCHEN
10' 1" x 8' 8" (3.07m x 2.65m)

FIRST FLOOR

PRINCIPAL BEDROOM
14' 1" x 17' 4" (4.28m x 5.28m)

ENSUITE
10' 1" x 5' 10" (3.07m x 1.78m)

BEDROOM TWO
15' 4" x 8' 4" (4.68m x 2.55m)

BEDROOM THREE
11' 9" x 8' 5" (3.59m x 2.57m)

BATHROOM
5' 5" x 6' 11" (1.66m x 2.11m)

OUTSIDE THE PROPERTY

DOUBLE GARAGE
14' 4" x 17' 1" (4.38m x 5.20m)

TOTAL SQUARE FOOTAGE
144.0 sq.m (1553 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LOW MAINTENANCE GARDEN

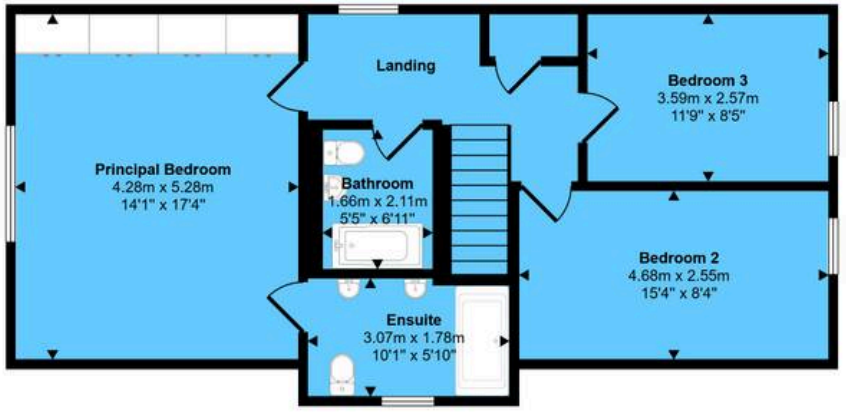
ITEMS INCLUDED IN THE SALE
Integrated oven, integrated hob, extractor, fridge/freezer, washing machine, all carpets, curtains, blinds and light fittings and free standing wardrobe in one of the bedrooms.

ADDITIONAL INFORMATION
Services - direct mains water (with water meter), mains gas and electricity (includes smart meters) and sewers. Broadband - FTTP (fibre to the premises). Optional service charge - for the driveway maintenance and lighting - £800 pa.

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.

Approx Gross Internal Area
144 sq m / 1553 sq ft

Ground Floor
Approx 78 sq m / 838 sq ft



First Floor
Approx 66 sq m / 715 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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