



Warwick Road, Solihull

Guide Price £625,000





PROPERTY OVERVIEW

This impressive four bedroom semi-detached family home is situated on a highly sought after road, ideally positioned close to excellent local amenities and respected private schools. Offering a spacious and versatile layout, the property provides superb potential for further extension (subject to planning permission), making it ideal for growing families or those seeking adaptable living spaces. Upon entering, you are greeted by a large entrance hallway that leads to two generous reception rooms, which seamlessly flow into each other. The first reception room is a bright and expansive living area, perfect for relaxing and entertaining, while the second serves as an excellent dining room, ideal for family meals and gatherings. The open plan kitchen enjoys lovely views of the rear garden and is thoughtfully designed to accommodate modern family life. A versatile additional room on the ground floor can be used as a home office, gym, or playroom, and is complemented by a guest cloakroom. This flexible space also provides access to a small store room, offering practical storage solutions. Upstairs, the property boasts four generously sized bedrooms, two of which are spacious doubles benefiting from en-suite facilities for added privacy and convenience.



The remaining two bedrooms are well-proportioned and are serviced by a contemporary family bathroom. Outside the property enjoys a delightful private rear garden. This home is further enhanced by a large driveway, providing ample off-street parking for multiple vehicles. With its flexible accommodation, excellent scope to extend (subject to the usual consents), and prime location close to local shops, transport links, and popular schools, this property presents a rare opportunity to acquire a substantial family home in a desirable neighbourhood. Early viewing is highly recommended to fully appreciate the space, versatility, and potential this 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: F

Tenure: Freehold





- Spacious Four Bedroom Semi-Detached Family Home
- Close To All Local Amenities & Schools
- Scope For Extension Subject To Planning Permission
- Two Large Reception Rooms
- Open Plan Kitchen With Views Of The Garden
- Abundance Of Natural Light Throughout
- Versatile Gym / Home Office / Playroom
- Four Generously Sized Bedrooms
- Two En-Suites & Family Bathroom

PORCH

ENTRANCE HALLWAY

LIVING ROOM

11' 10" x 14' 10" (3.60m x 4.53m)

DINING ROOM

11' 3" x 12' 9" (3.44m x 3.88m)

KITCHEN

16' 3" x 12' 5" (4.95m x 3.78m)

WC

HOME OFFICE/GYM/PLAYROOM

8' 2" x 7' 9" (2.50m x 2.37m)

STORE

FIRST FLOOR

BEDROOM ONE

11' 1" x 12' 11" (3.37m x 3.93m)

ENSUITE

7' 5" x 9' 3" (2.26m x 2.81m)

BEDROOM TWO

8' 7" x 14' 4" (2.62m x 4.37m)

ENSUITE

5' 1" x 4' 8" (1.56m x 1.42m)

**BEDROOM THREE**

11' 3" x 15' 4" (3.43m x 4.67m)

BEDROOM FOUR

7' 3" x 8' 10" (2.21m x 2.70m)

BATHROOM

8' 1" x 12' 4" (2.47m x 3.76m)

TOTAL SQUARE FOOTAGE

144.0 sq.m (1548 sq.ft) approx.

OUTSIDE THE PROPERTY

LARGE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES

PRIVATE REAR GARDEN

ITEMS INCLUDED IN THE SALE

TBC

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

Broadband - ADSL copper wire. 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.

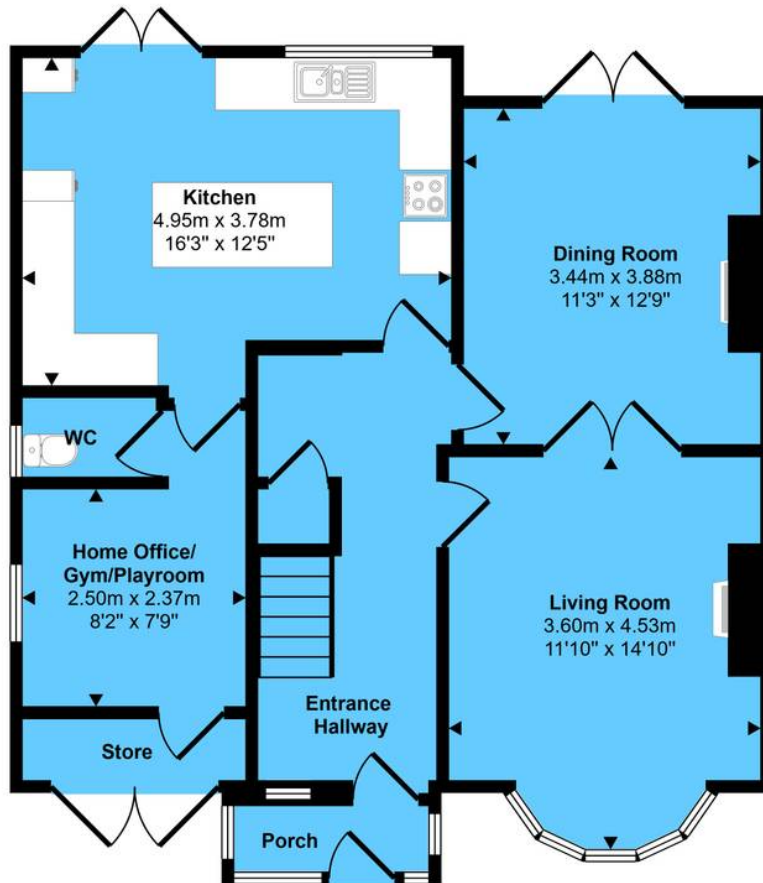
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

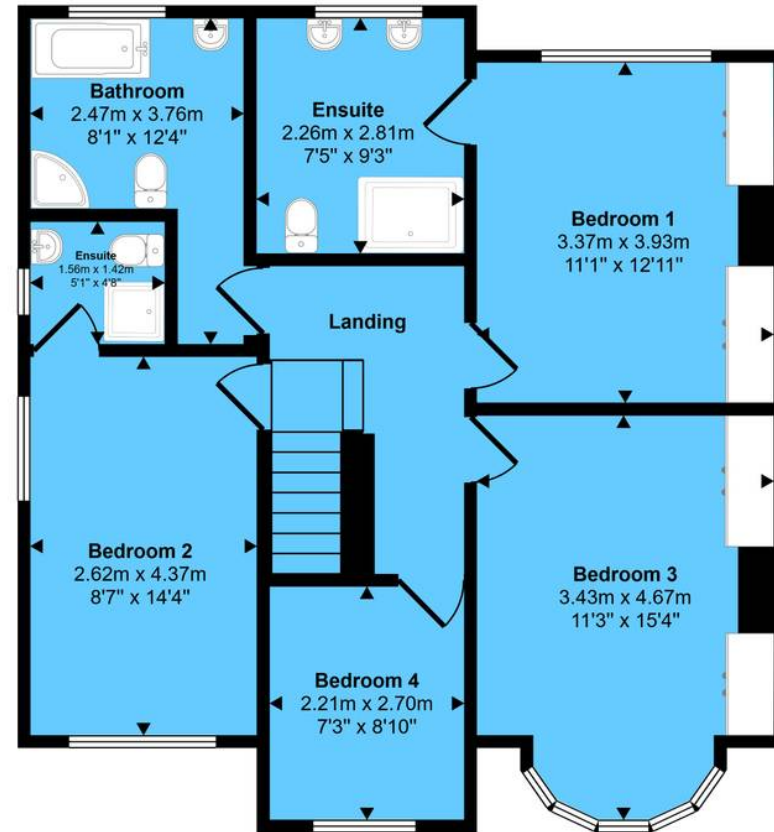
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
144 sq m / 1548 sq ft



Ground Floor
Approx 72 sq m / 770 sq ft



First Floor
Approx 72 sq m / 778 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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