



Warwick Road, Solihull

Guide Price £735,000





PROPERTY OVERVIEW

Presenting a truly delightful four-bedroom semi-detached property that exudes character and charm, set in a prime location just a short walk from the town centre. This superb family home boasts an abundance of natural light throughout, providing a warm and inviting atmosphere.

One of the standout features of this property is the benefit of NO UPWARD CHAIN, offering a smooth and hassle-free transaction for potential buyers. The property is set behind a well-maintained foregarden and a wide driveway, providing ample parking space for multiple vehicles.

Upon entering, you are greeted by a welcoming entrance hallway that seamlessly connects the ground floor accommodation. The heart of the home is the modern breakfast kitchen, complete with fully integrated appliances, excellent views of the rear garden, and a convenient utility room attached for added functionality.

The ground floor also features a dual-aspect living room bathed in natural light, and a generously sized dining room that can easily transform into an additional playroom or family room, catering to a variety of lifestyle needs.





Heading upstairs, you will find four bedrooms, including three spacious doubles, one of which is a large dual aspect principal bedroom with fitted wardrobes. All the bedrooms are serviced by a well-appointed family bathroom, ensuring comfort and convenience for the whole family.

Outside, the property boasts a delightful rear garden, highlighted by a large patio area, a lush lawn section with well-maintained borders, and ample shrubbery, creating a serene outdoor space for relaxation and entertainment. Additionally, a recently built garden room with a fitted bar and a hot tub on the side adds a touch of luxury to the property.

Completing this wonderful package is a single garage, providing secure parking or additional storage space. In conclusion, early viewing is highly recommended for this charming property that offers a perfect blend of comfort, style, and convenience.



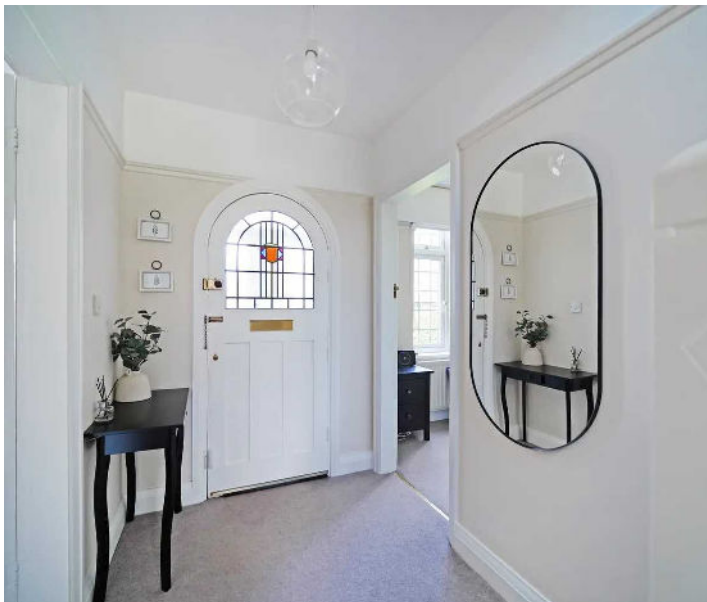


PROPERTY LOCATION

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



- Four Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- Abundance Of Natural Light
- Walking Distance To Town Center
- Modern Kitchen
- Dual Aspect Living Room
- Dual Aspect Principal Bedroom
- Beautiful Rear Garden
- Garden Room & Hot Tub



PORCH

ENTRANCE HALLWAY

WC

6' 1" x 2' 9" (1.86m x 0.84m)

BREAKFAST KITCHEN

17' 4" x 10' 10" (5.28m x 3.31m)

LIVING ROOM

21' 10" x 11' 6" (6.66m x 3.51m)

DINING ROOM

14' 4" x 11' 0" (4.38m x 3.35m)

UTILITY ROOM

8' 0" x 7' 5" (2.45m x 2.27m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 4" x 11' 0" (4.37m x 3.35m)

BEDROOM TWO

14' 6" x 9' 1" (4.43m x 2.78m)

BEDROOM THREE

14' 1" x 8' 3" (4.28m x 2.52m)

BEDROOM FOUR

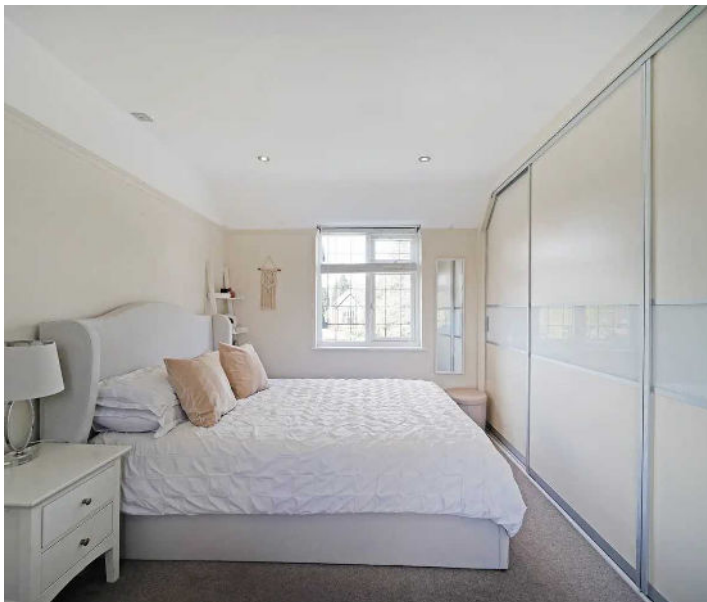
8' 4" x 5' 6" (2.54m x 1.68m)

BATHROOM

7' 11" x 5' 5" (2.42m x 1.65m)

WC

5' 7" x 2' 6" (1.69m x 0.75m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 161.0 sq.m. = 1733 sq.ft. approx.

OUTSIDE THE PROPERTY**REAR GARDEN****GARDEN ROOM**

22' 4" x 11' 3" (6.81m x 3.43m)

GARAGE

14' 2" x 8' 0" (4.33m x 2.45m)

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings, underfloor heating in the kitchen and a garden shed.

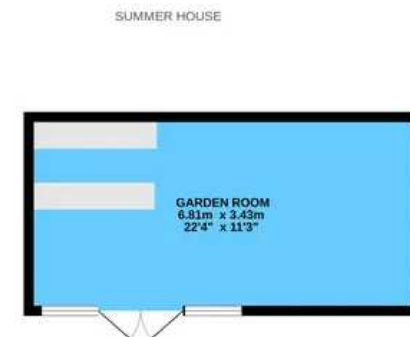
ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Broadband - BT. Loft space - partially boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





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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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