



smarthomes



- A Substantially Extended Family Home
- Five Good Size Bedrooms
- Two Reception Rooms
- Extended Family Kitchen

Warwick Road, Solihull, West Midlands, B92 7AA

A substantially extended family home with five good size bedrooms, modern family bathroom, two reception rooms, extended family kitchen, large utility room, ground floor shower room, guest WC, ancillary accommodation with superb potential for annexe/home office, garage, rear garden and off road parking.
EPC Rating – 62. Council Tax Band – F.

Offers in Region of
£725,000



Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a substantial driveway providing generous off road parking extending to roller shutter garage door and UPVC double glazed double doors leading through to



Spacious Entrance

With ceramic tiled flooring, two ceiling light points, door to garage and composite door leading through to



Welcoming Entrance Hall

With staircase leading to the first floor accommodation, radiator, ceiling light point and oak doors leading off to

Re-Fitted Guest WC

With polished porcelain tiling to walls, under-stairs storage, WC with enclosed cistern, vanity wash hand basin, heated towel rail and obscure double glazed windows to side



Extended Lounge Diner to Rear

25' 3" x 12' 9" (7.7m x 3.89m) With double glazed window over-looking the rear garden, two radiators, three ceiling light points with decorative roses, feature coving to ceiling and polished porcelain fire surround with gas fire



Sitting Room to Front

15' 8" x 12' 2" (4.78m x 3.71m) With double glazed bay window to front elevation, radiator, feature polished stone fire surround, coving to ceiling, wall lighting and ceiling light point with fan

Family Kitchen to Rear

15' 4" x 24' 9" (4.67m x 7.54m) Being fitted with a range of wall drawer and base units incorporating glazed display cabinets with granite effect work surfaces, sink and drainer unit with mixer tap, tiling to water prone areas, inset range style cooker with extractor canopy over, space and plumbing for dishwasher, space for American style fridge freezer, breakfast bar seating area, larder unit, spot lights to ceiling, double glazed windows to side and rear elevations, part polished porcelain tiling to floor and part glazed door leading through to

Large Utility Room to Rear

16' 3" x 11' 2" (4.95m x 3.4m) With tiled flooring, part glazed door to side passage, UPVC obscure double glazed door to rear garden, wall mounted Glow Worm boiler, inset downlighters, roll top work surface, wall and base units, space and plumbing for washing machine and tumble dryer and door to

Re-Fitted Ground Floor Shower Room to Rear

Having a spacious walk-in shower area with floor drain and thermostatic rainfall shower, low flush WC, vanity wash hand basin, obscure double glazed windows to side and rear, complementary marble effect tiling to walls and floor, aqua-panelling to ceiling and ceiling light point

Side Entrance

35' 0" x 4' 2" (10.67m x 1.27m) With courtesy door to front, cold water tap and ceiling light points

Accommodation on the First Floor

Large Gallery Landing

With obscure double glazed window to side, ceiling light point, radiator, coving to ceiling and oak doors leading off to

Bedroom One to Rear

18' 0" into bay x 13' 2" (5.49m x 4.01m) With double glazed bay window to rear elevation, fitted wardrobes with mirrored sliding doors, radiator, two ceiling light points and coving to ceiling

Bedroom Two to Front

16' 8" x 11' 9" (5.08m x 3.58m) With double glazed bay window to front elevation, fitted wardrobes, radiator, coving to ceiling and two ceiling light points

Bedroom Three to Rear

12' 4" x 8' 4" (3.76m x 2.54m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Four to Front

8' 3" x 16' 3" (2.51m x 4.95m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Five to Front

10' 6" x 6' 8" (3.2m x 2.03m) With double glazed window to front elevation, radiator and ceiling light point

Modern Family Bathroom to Rear

Being re-fitted with a three piece white suite comprising; panelled bath with thermostatic rainfall shower, additional handheld shower attachment and glazed screen, WC with enclosed cistern and vanity wash hand basin, obscure double glazed windows to side and rear, polished porcelain tiling to walls, marble effect tiling to floor, ladder style radiator and spot lights to ceiling

Ancillary Accommodation

31' 8" x 17' 9" (9.65m x 5.41m) Providing superb potential for conversion to annex or home office being brick built with double glazed French doors to rear garden, three double glazed windows, stripped timber effect flooring, panel heaters, three ceiling light points, wall lighting, electrical trip switch fuse board and access to loft space

Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, cold water tap and fencing to boundaries

Garage

22' 10" x 7' 8" min (6.96m x 2.34m) With automated roller shutter garage doors to driveway and shelving

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – F.





Total area: approx. 297.8 sq. metres (3205.7 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.