



Warwick Road, Solihull

Guide Price £699,950

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SALES & LETTINGS



#### PROPERTY OVERVIEW

Situated in a most popular location, a fantastic opportunity to purchase this impressive four bedroom extended semi detached within easy walking distance to Solihull town centre and half a mile from the M42 motorway. This property has been tastefully extended, benefits from gas central heating, double glazing and has the added attraction of a large kitchen / dining / family room with double glazed sliding doors out to the rear garden. The accommodation in more detail comprises of: porch, impressive entrance hall, guest shower room, living room, large open plan kitchen / dining / family room, four good sized bedrooms, modern bathroom, garage/utility and private garden.

#### 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: E

Tenure: Freehold

- Four Bedroom Extended Semi Detached
- Easy Walking Distance To Solihull Town Centre
- Immaculately Maintained
- Spacious Family Accommodation
- Living Room
- Large Open Plan Kitchen/Dining/Family Room
- Modern Re Fitted Family Bathroom & Shower Room
- On Drive Parking For 5 Vehicles
- Landscaped Garden



## PORCH

### ENTRANCE HALL

16' 0" x 7' 4" (4.88m x 2.24m)

### SHOWER ROOM

10' 9" x 5' 3" (3.28m x 1.60m)

### LIVING ROOM

15' 11" x 11' 5" (4.85m x 3.48m)

### KITCHEN/DINING/FAMILY ROOM

27' 0" x 24' 6" (8.23m x 7.47m)

### GARAGE/UTILITY

10' 6" x 7' 9" (3.20m x 2.36m)

## FIRST FLOOR

### BEDROOM ONE

15' 11" x 11' 5" (4.85m x 3.48m)

### BEDROOM TWO

15' 5" x 11' 5" (4.70m x 3.48m)

### BEDROOM THREE

14' 11" x 7' 9" (4.55m x 2.36m)

### BEDROOM FOUR

8' 2" x 7' 3" (2.49m x 2.21m)

### BATHROOM

9' 3" x 7' 11" (2.82m x 2.41m)

### TOTAL SQUARE FOOTAGE

157.4 sq.m (1694 sq.ft) approx.





#### OUTSIDE THE PROPERTY

ON DRIVE PARKING FOR FIVE VEHICLES

#### GARDEN

#### ITEMS INCLUDED IN THE SALE

Rangemaster integrated oven, Rangemaster integrated hob, extractor, Siemens microwave, Siemens dishwasher, all carpets, curtains, blinds and light fittings, fitted wardrobes in two bedrooms, underfloor heating (main family area and bathrooms) and two garden sheds.

#### ADDITIONAL INFORMATION

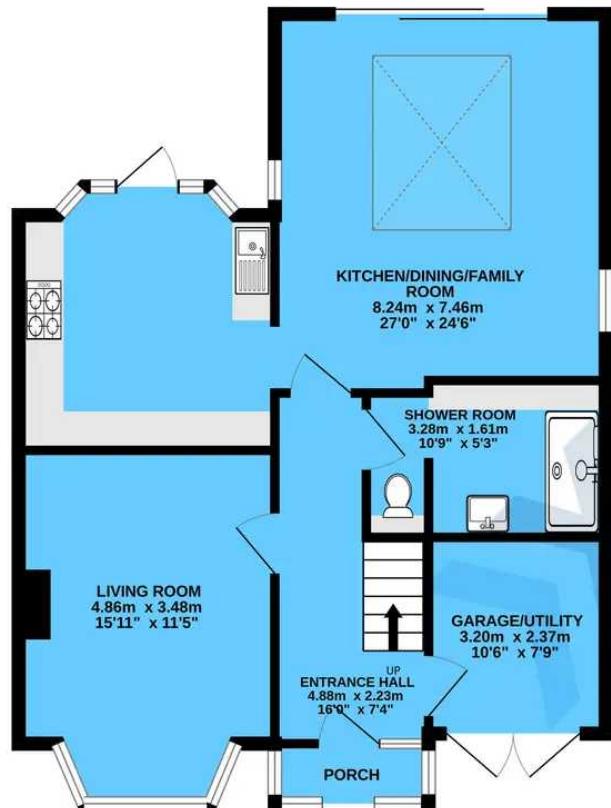
Services – mains gas, electricity and sewers.  
Broadband – BT – Fibre optic. Loft space – part boarded with ladder and lighting.

#### MONEY LAUNDERING REGULATIONS

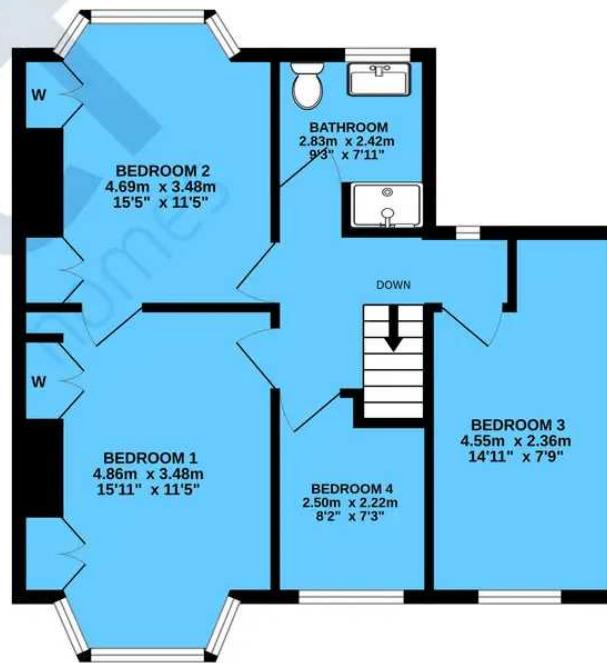
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 157.4 sq.m. (1694 sq.ft.) approx.

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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**Xact Homes**

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