

421 Warwick Road

*Solihull, B91 1BJ*









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## **FIVE BEDROOM TRADITIONAL STYLE DETACHED RESIDENCE**

- Detached Family Residence
- Five Bedrooms & Three Bathrooms
- Lounge & Dining Room
- Sought After Location
- Breakfast Kitchen
- Dining & Conservatory Area
- Beautiful Rear Garden
- Utility Room & Separate Wc
- Garage & Large Driveway
- Large First Floor Landing

### **ACCOMMODATION**

A well presented and spacious five bedroom traditional style detached residence situated in a sought after location close to Dove House Shopping Parade. The property offers both gas central heating and double glazing. The excellent living accommodation briefly comprises; entrance porch, reception hall, guest doakroom/wc, lounge, sitting room, breakfast kitchen, conservatory and dining areas, utility, large first floor landing, master bedroom with en suite shower room/wc, three further bedrooms, family bathroom/wc, second floor landing, fifth bedroom, shower room/wc, driveway, garage and superb enclosed rear garden.



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**ENTRANCE PORCH**

**RECEPTION HALL**

**GUEST CLOAKROOM/WC**

**LOUNGE**

**14' 5" x 12' 0" (4.39m x 3.66m)**

**SITTING ROOM**

**16' 5" x 12' 0" (5m x 3.66m)**

**BREAKFAST KITCHEN**

**16' 4" x 9' 1" (4.98m x 2.77m)**

opening to:

**DINING AREA AND LARGE**

**CONSERVATORY AREA**

**20' 1" max 11' 0" min x 12' 2" 8' 9" min (6.43m 3.35m x 3.71m 2.67m)**

**LARGE UTILITY ROOM**

**GOOD SIZE LANDING**

**MASTER BEDROOM**

**16' 6" x 11' 6" (5.03m x 3.51m)**

**SHOWER ROOM/WC**

**BEDROOM TWO**

**15' 1" into bay x 12' 0" back of wardrobe (4.6m x 3.66m)**

**BEDROOM THREE**

**14' 0" x 9' 0" (4.27m x 2.74m)**

**BEDROOM FOUR**

**7' 5" x 7' 0" (2.26m x 2.13m)**

**FAMILY BATHROOM/WC**

**SECOND FLOOR LANDING**

**BEDROOM FIVE**

**18' 0" restricted head room x 15' 0" max restricted head room 12' 5" restricted head room (5.49m x 4.57m 3.78m)**

**SHOWER ROOM/WC**

**FORE GARDEN**

**DRIVEWAY**

**GARAGE**

**14' 9" x 8' 3" (4.5m x 2.51m)**

**SUPERB ENCLOSED REAR GARDEN**

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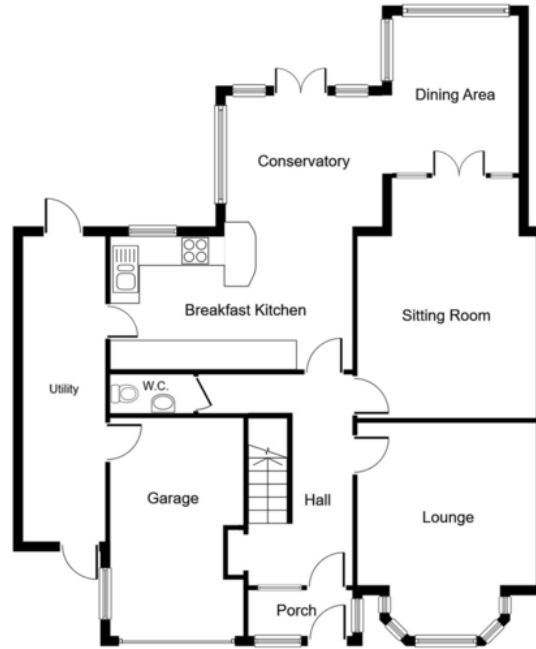




Asking Price Of £750,000

TENURE:

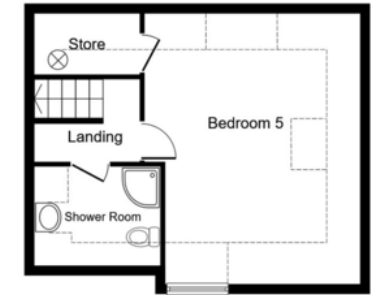
We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Floor Area 2,284 sq.ft. (212.2 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Floorplan – For identification purposes only

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Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		65	76
England, Scotland & Wales			
EU Directive 2002/91/EC			