



566 Warwick Road  
Solihull | B91 1AD

FINE & COUNTRY

566 WARWICK ROAD

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Set back behind a private double gated entrance and a smart block paved driveway, this deceptively spacious character detached property occupies a superbly generous plot and stunning South facing rear gardens. With huge potential, this wonderful house offers the opportunity for refurbishment or re-development to create an outstanding modern family home, right in the heart of Solihull on the much sought after Warwick Road.

As you enter through the oak carved double fronted main entrance to the property, the accommodation in brief offers: generous entrance hallway with access to a cloakroom storage, a guest wc, a door leading to the large double integrated garage. As you move further into the reception hall it opens up to a superbly light and spacious dining room/family room with a lovely bay window overlooking the delightful rear garden. Further doors lead off to a study and the fully fitted breakfast kitchen, there is also a useful under-stairs cloakroom storage area. Two further sets of oak carved doors lead into the extremely generous living room with dual aspect windows offering a bay to the front overlooking the large private driveway and French doors to the rear giving direct access to the terrace and gardens. This lovely room also has a wonderful feature Cotswold stone fireplace and shelving built in. Offering additional storage and a very useful workspace is the covered side passage that is accessed from the kitchen and provides ample space for a utility area and garden storage. The staircase leads to a good-sized landing from where the four excellent sized double bedrooms are found, three of which enjoy fabulous private garden views and the fourth overlooks the frontage. The family bathroom has a large corner bath, pedestal sink and wc, and opposite this is a further bathroom offering a wet room shower only.





“ The favourite room would have to be the main lounge, which is just so big and light, and it has great dual aspect views to the front or rear of the house. Very lovable.”

# Seller Insight

“ Situated in a prime location, just moments from Solihull town centre, is Number 566 Warwick Road, a large and immaculately presented four-bedroom family home that was built in the 1960s. “The house was actually originally bought by my bother back in the 1980s, but when he decided to sell it, my parents liked it so much they made him an offer he couldn’t refuse,” says Simon. “They loved the openness of the interior and the general feel of light inside – the garden faces south so natural light streams in throughout the day. Also the size of the garden was a big draw for them as our family owned garden centres and were very much into growing and tending to plants.”

“Number 566 is a wonderful home and unique for many reasons, but one of the things that I think makes it so special is the general feel of the house. It’s very modern, but at the same time it’s a very warm and welcoming house, and it’s exceptionally conducive to entertaining. The two main reception rooms have connecting doors, which can be flung open to create a great space for a party. Also, with the garden being so inviting, nearly every guest generally heads for the large sliding patio door at some point where they can spill out onto the garden, so entertaining is very rarely just an indoor event at 566.”

“The rear garden as a whole would have to be the standout feature of the property as it’s so very relaxing and almost addictive for those that like to be outdoors; it’s a real hidden gem,” continues Simon. “It’s mostly laid to lawn, but has a patio that’s perfect for sun worshiping, and there’s also large shrubbery following artistic curved paths. It’s south facing so bathed in sunshine throughout the day, but you can go to the furthest end of the garden to find cooler, dappled sunshine amongst the large trees, most of which have tree preservation orders due to their beauty and age. Another lovely feature is the swing hung from the branches of the biggest tree, which seems to get used just as much by adults as it does children!”

“My mum had a large ballet school in Solihull and there were many shows at the local Library Theatre, and as with all best theatre productions, the last night was always a bit of a knees-up to celebrate the success of the show,” says Simon. “This always took place at Number 566 and countless dancers – some famous – attended over the years, with the party being mostly in the garden. There would be cars going up the Warwick Road for as far as the eye could see!”

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

























Outside, the property boasts a magnificent rear garden enjoying peace and tranquillity is this stunning South facing escape from busy daily life. With a superb array of flowering shrubs and pretty trees such as Hydrangeas, Acer's and Magnolias, together with some extremely neat hedging and a very smart new designer fencing to one side, the whole garden has been excellently maintained and provides something for all the family to enjoy. With a large patio area, there is ample space for al fresco dining and entertaining, and as the path meanders down the edge of the well-tended lawn there is a second seating patio area approximately halfway down, where there is also a original old war bunker, useful for further storage. To the second half of the garden are two superb Maple trees and a further large lawned area, perfect for children to play sports, and to the very end of the garden is another pathed area with a lovely mature bamboo and space for a bonfire and compost area.

“ In my opinion the location has it all. You can walk to Solihull in just five minutes, which is particularly great as parking can be at a premium – it's amazing how many family and friends turn up to park on your drive at Christmas! The train station is also a five-minute walk, and with HS2 coming soon this will be a huge benefit to the local area; the motorway network is just a two-minute drive so it's ideal for a commuter, and the house is within the catchment area of the local Solihull schools. As I said, it has it all.”









# SOLIHULL

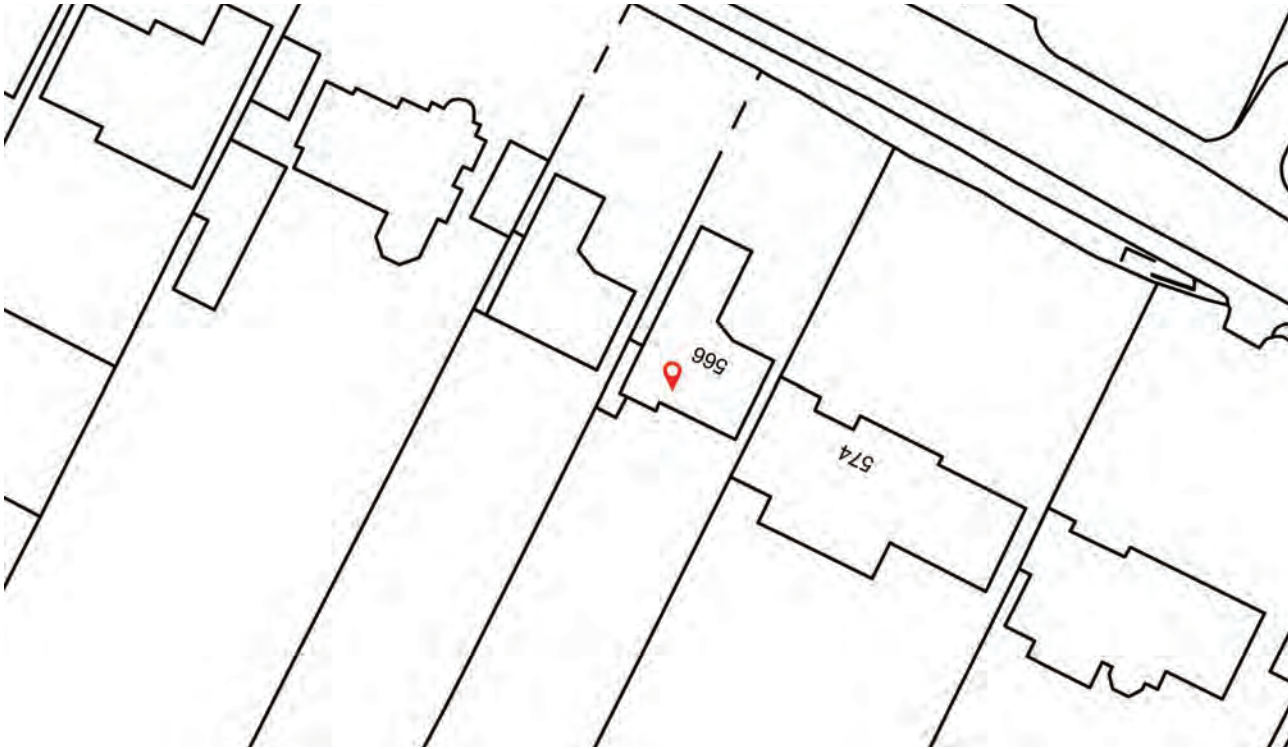
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The town of Solihull is recognised as being one of the most affluent and highly sought-after areas located within the more southern parts of the West Midlands conurbation and is situated some nine miles from the heart of the city of Birmingham. The borough benefits from a number of outstanding state schools, including Tudor Grange and Arden academies, as well as a variety of well-regarded independent schools, with the historic, ISI excellent rated, Solihull School being one of the most highly respected within the country.

The town itself offers an excellent range of amenities including the first-class award-winning shopping centre Touchwood with a John Lewis flagship store heading up 80 high street retail names, 20 bars and restaurants and a 9-screen cinema complex. There is also a state-of-the-art library with theatre and various other family entertainment centres such as Tudor Grange swimming pool/leisure centre, park/athletics track, several nearby private golf courses and an ice rink.

Finally, Solihull has its own train stations, and the town and surrounding areas benefit from access to Birmingham International Railway Station and Airport, the National Exhibition Centre, the National Indoor Arena, Genting Arena and the fabulous newly opened Resorts World Birmingham with 50 outlet stores, 18 stylish bars and restaurants, an 11 screen cinema and an exhilarating international casino and hotel, all of which has a transport network which is second to none, linking the area to London either via the M40 or M1, the south via the M42/M5 and access to the north along the M6 motorway corridor.





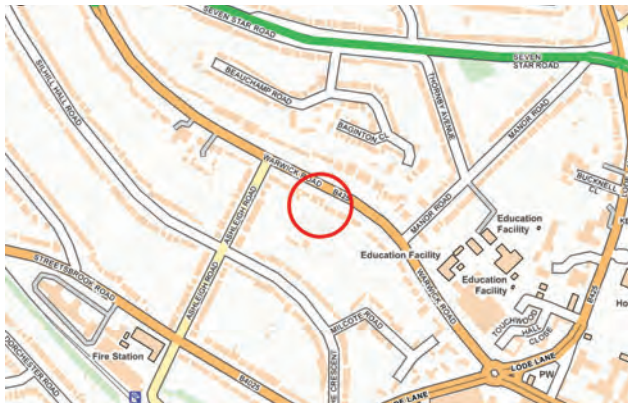
## Services

The property has the following services connected:

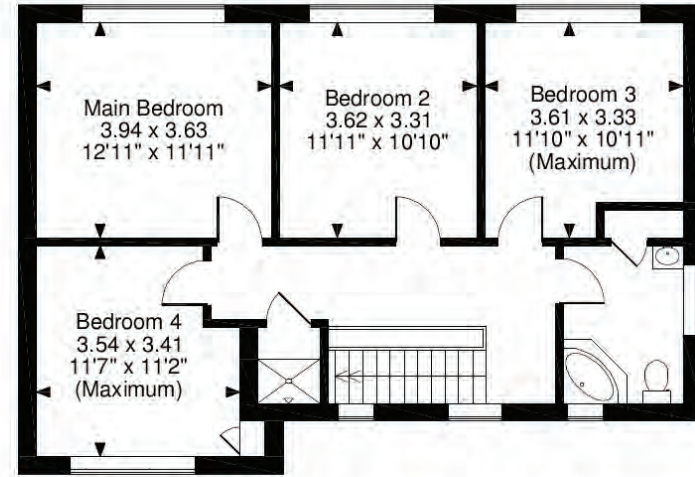
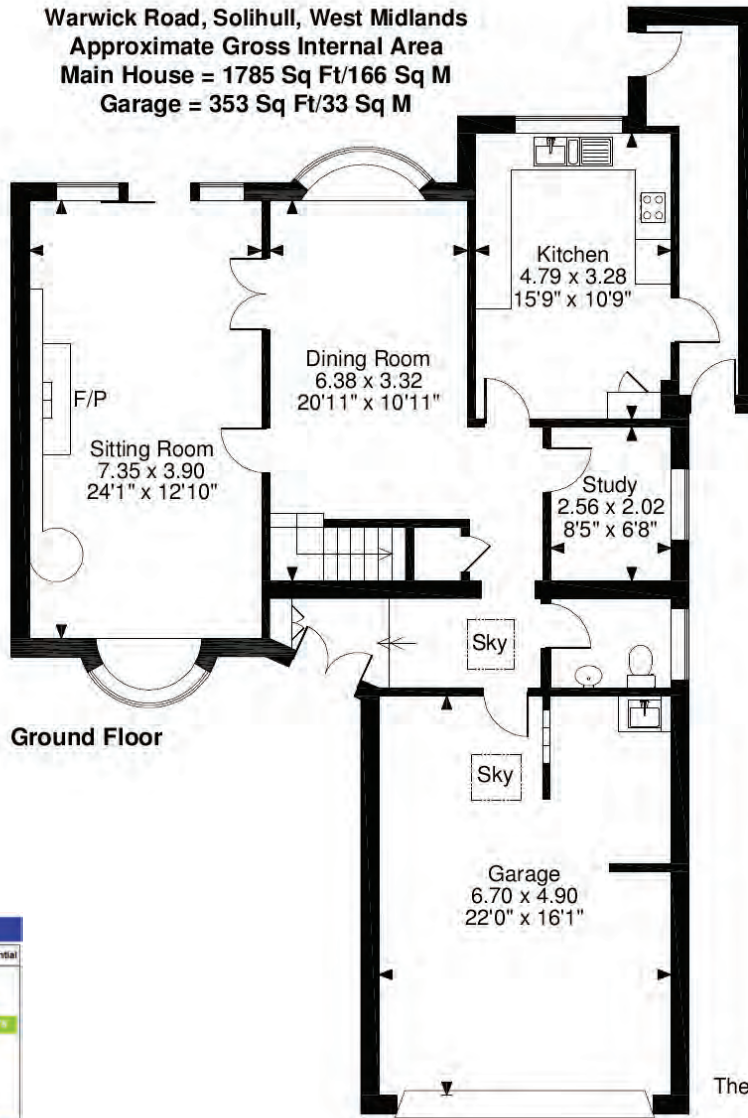
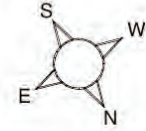
Mains electricity, gas, water and drainage

Council: Solihull Metropolitan Borough Council

The property is Freehold



Warwick Road, Solihull, West Midlands  
 Approximate Gross Internal Area  
 Main House = 1785 Sq Ft/166 Sq M  
 Garage = 353 Sq Ft/33 Sq M



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

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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*"We purchased our new house and sold our old house through Fine and Country with both aspects being handled by Martin and Rachel. I cannot thank them enough for the way they handled the process, always acting professionally and courteously. We were kept fully informed every step of the way on our sale, even at weekends when needed. The open house sale process worked really well for us and we ended up with a number of serious offers over the asking price with the sale going through first time with our chosen purchaser. We were presented with a fantastic album at the end of the sale process"... "Well worth the fee paid"*

*"A big thank you to both Martin and Rachel"*

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## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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