



# Warwick Road, Solihull

**Asking Price £530,000**

- **DETACHED**
- **POTENTIAL TO ADD VALUE**
- **THREE RECEPTION ROOMS**
- **SINGLE GARAGE**
- **FOUR BEDROOMS**
- **MODERNISATION REQUIRED**
- **CENTRAL LOCATION**
- **OFF ROAD PARKING**



This imposing detached home is located on Warwick Road which is one of the main arterial roads providing access into the town centre of Solihull which has a thriving business community and its own main line London to Birmingham railway station.

The A41 Warwick Road also provides access to junction 5 M42 motorway via Solihull bypass. The M42 forms the hub of the motorway network in the West Midlands and a junction 6 where you will find access to Birmingham international Airport and Train Station.

The property is set back from the road behind a deep driveway. The driveway leads to the garage, and access to the front door of the property.

### **ENTRANCE PORCH**

Accessed via glazed upvc door leading to inner door to the accommodation.

### **ENTRANCE HALL**

A through reception with access into dining room, living room, breakfast room. With ceiling light, wall mounted radiator, under stair and cupboard storage.

### **DINING ROOM**

**11'11" x 14'11" (3.651 x 4.557)**



A large dining room with bay window to front elevation. Having open fire with wooden surround, ceiling light and wall mounted radiator.

### **LIVING ROOM**

**11'11" x 16'6" (3.651 x 5.039)**



A lovely room with large bay window to rear elevation with French doors opening onto the garden. Having an open fire place with brick and stone surround, ceiling and wall mounted lighting and wall mounted radiator.

### **BREAKFAST ROOM**

**9'2" x 9'4" (2.797 x 2.858)**

Having a window to the rear elevation and access into the kitchen. With ceiling light and wall mounted radiator

### **KITCHEN**

**5'3" x 12'4" (1.618 x 3.773)**

A fitted kitchen with a range of wall mounted and base units. With a door and window onto the rear elevation. Having ceiling light and space and plumbing for appliances.

### **BEDROOM ONE**

**16'5" x 11'5" (5.027 x 3.497)**



A large double room with window to the rear elevation. Having a range of fitted storage including wardrobes, over head storage and dressing table. With ceiling light and wall mounted radiator.

### **BEDROOM TWO**

**14'9" x 11'11" (4.5178 x 3.648)**

Another large double room with bay window to front elevation. Having ceiling light and wall mounted radiator.



**BEDROOM THREE**  
14'9" x 9'0" (4.515 x 2.766)



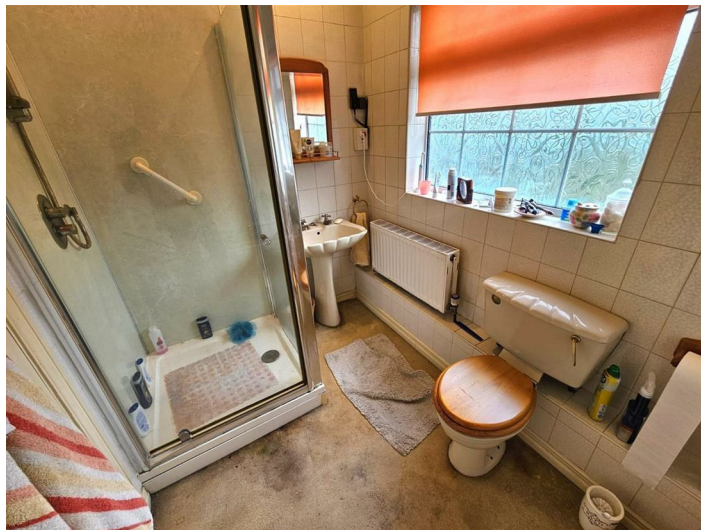
A double room with window to rear elevation. With ceiling light and wall mounted radiator.

**BEDROOM FOUR**  
7'5" x 9'2" (2.271 x 2.797)



A smaller double room currently set up as a study space. With window to front elevation, ceiling light and wall mounted radiator.

**BATHROOM**  
10'8" x 5'11" (3.254 x 1.804)



A fitted bathroom with double window to the rear elevation. with bath, wash basin, toilet and shower cubicle.

**SINGLE GARAGE**  
9'0" x 14'9" (2.766 x 4.515)

A single garage with side door access and barn style opening doors with power and lighting.

**OUTSIDE**



To the front we have a long sweeping gravel drive way allowing parking for numerous vehicles. The frontage is wrapped with mature shrubs and has a small lawned area bordered by dwarf brick wall. To the rear we have a good sized garden mainly laid to lawn with mature shrubs surrounding and block paved patio area.

## FLOOR PLAN

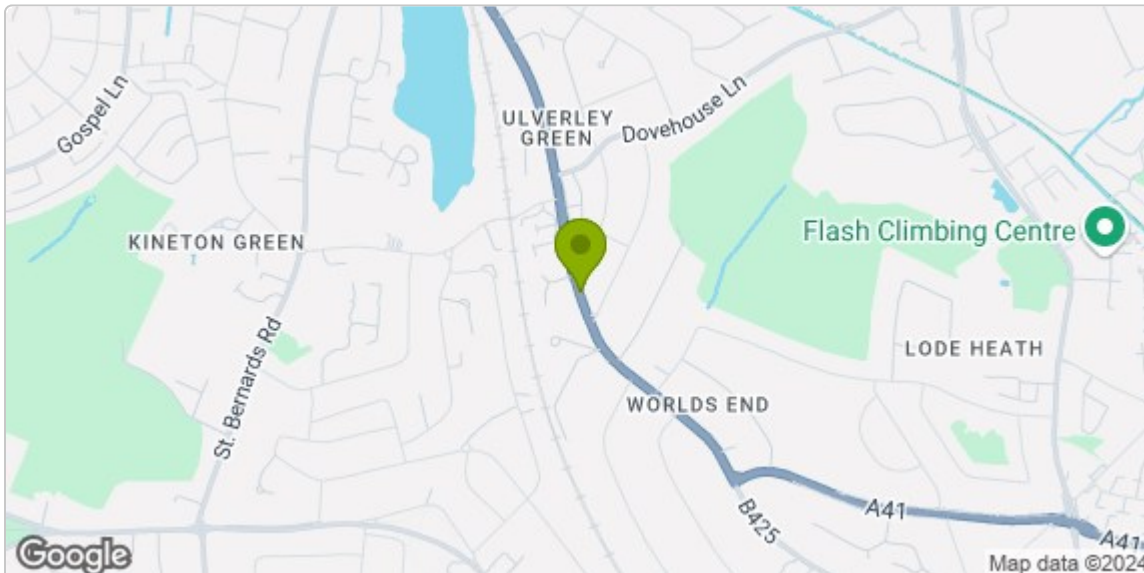
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

**TENURE:** We are advised that the property is Freehold.

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
415 Warwick Road Solihull  
Solihull B91 1BJ

**Council Tax Band:**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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	