




Twenties Cottage, 532 Warwick Road, Solihull, B91 1AG  joins.filmsshow

£950,000

## Overview

Twenties Cottage is a most handsome, cherished, 6 bedroom, character, detached family home, extending to in excess of 3,200 square feet over 2 storeys. Being built in 1929 and situated on an impressive corner plot on the cusp of Solihull conservation area, within comfortable strolling distance of Solihull town centre and station, this magnificent residence deserves an early internal inspection, to fully appreciate the truly spacious and well-proportioned accommodation, which enjoys a wealth of original features throughout, available for the first time in nearly 40 years, and benefitting from vacant possession and no upward chain.

## Tenure

We have been advised that the property is FREEHOLD, however you should check this with your legal advisor before exchanging contracts.

## Local Authority

Solihull Borough Council - Tax Band G

## Services

Mains gas, electricity, water, drainage and sewerage. According to OFCOM the maximum download/upload speeds are 1000Mbps and 1000Mbps respectively for this property.

## Key Features

In excess of 3,200 square feet  
Built in 1929 and enjoying many original period features  
Entrance porch  
Reception hall  
Guest cloakroom  
Multiple aspect sitting room  
Dining room  
Breakfast kitchen  
Utility  
Annexe kitchen  
Ground floor annexe en-suite shower room  
First floor landing  
6 bedrooms (one on ground floor annexe)  
Family bathroom  
Family shower room  
office  
Gas central heating  
Double garage  
In & out driveway parking for multiple vehicles  
Established fore garden  
Established side garden  
Modest patio'd rear garden  
No chain

## Vendor Comments

Twenties Cottage was so named by my Father in the 1980s, who thought that the house should have a name. The house was built in 1929, which is why he chose 'Twenties'; and whilst my Mother and I thought it should be 'House', my Father insisted on 'Cottage', believing firmly that the house was indeed a cottage, and not grand enough to be named 'House'. In hindsight, he was right.

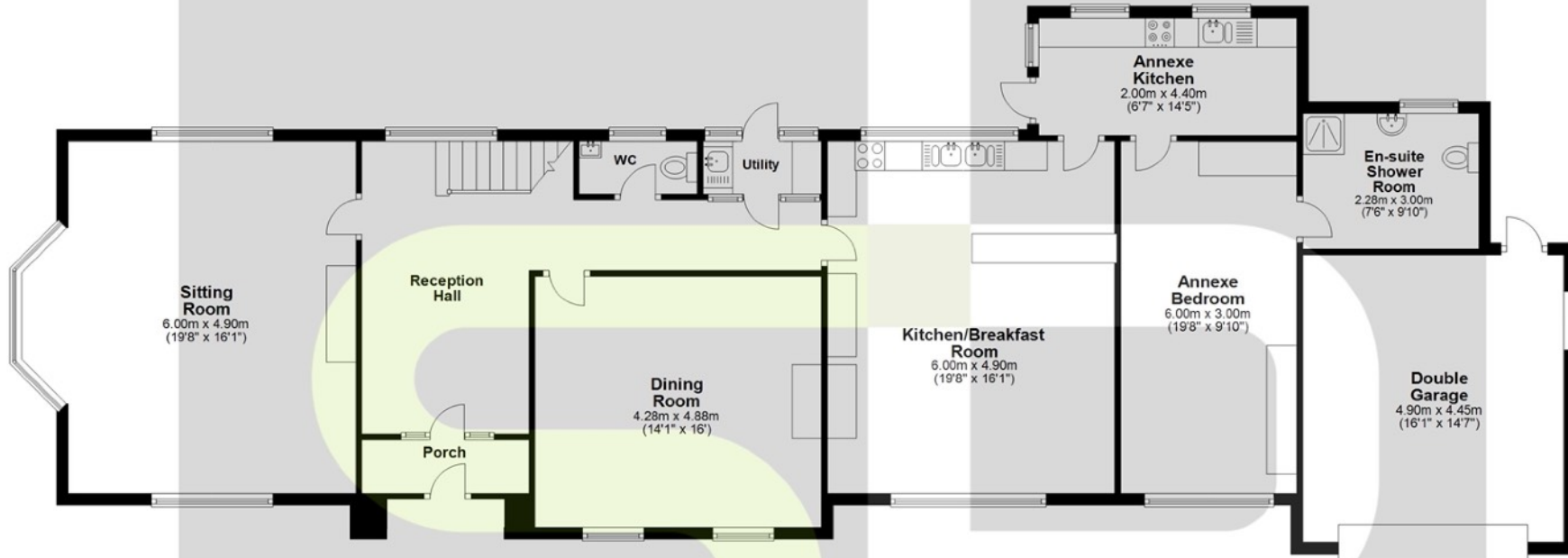
My parents first bought the house not only for its proximity to Solihull town centre and Solihull station (5 minutes walk to both), but primarily to enable my Grandfather to live with us, yet retain some independence. To that end, the annexe to the house was constructed, which comprises a ground-floor studio flat complete with its own bathroom and kitchen, and separate entrance. In later years, the annexe was rented out to young professionals, but equally could have been used as a home office, gym space, games room or treatment clinic, for example. Ideas for extending the annexe further into the adjoining double garage and building above the garage were also discussed as a future possibility.

Twenties Cottage has been my family home for nearly 40 years. To my knowledge, only four families have lived there in its 95 years. The man I believe to be the original owner visited my parents many years ago and told them how during the Second World War, he slept under the stairs in case of bombing; whilst in the 1930s, it was host to decadent parties with dancing down the long hall and large hallway. The next owners, after living in the house for some time, built their new home in the 1960s on the then garden of the property, which now forms next door. Whilst my family lived there, the house was again a very sociable and happy place, with many luncheons, dinner parties and gatherings.

Situated in a conservation area, Twenties Cottage retains many of its original features. Most notable are the stained-glass windows downstairs, together with the fireplace in the sitting room, original doors, wooden hallway flooring and the leaded light windows. My Father said that it had been a privilege to live in such a beautiful house, and I feel the same. Moreover, it has always been a home full of love, fun and laughter; it will remain forever in my heart. My hope is that the next family lucky enough to live there will feel the same joy, and bring the house back to life, once again.

### Ground Floor

Approx. 169.6 sq. metres (1825.7 sq. feet)



### First Floor

Approx. 134.2 sq. metres (1444.5 sq. feet)



Total area: approx. 303.8 sq. metres (3270.2 sq. feet)

**Twenties Cottage**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

## Viewing Arrangements

Simon Burt The Estate Agent  
0121 705 4040



These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.