

THE GABLES | 820 WARWICK ROAD

SOLIHULL



The Gables, 820 Warwick Road,
Solihull, B91 3HA.
£1,100,000

sb
simon burt
PRIVILEGE

www.simonburthomes.co.uk



KEY FEATURES

- 1920's detached family residence
- In-excess of 2,500 square feet
- Entrance porch
- Reception hall
- Guest cloak room
- Living room with bifold doors
- Dining room
- Sitting room
- Fitted breakfast kitchen with centre island and bifold doors
- Utility room
- First floor landing
- 5 Bedrooms
- En-suite bathroom
- Family bathroom
- Gas central heating
- Double glazing
- Substantial established south-westerly facing rear gardens
- Extended double garage
- Gated driveway parking for multiple vehicles

“UNIQUE AND ELEGANT”

OVERVIEW

The Gables, 820 Warwick Road, is a most handsome, 1920's built, 5-bedroom, detached, family residence, extending to in excess of 2,500 square feet and being presented to an exceptionally high standard throughout. Enjoying an elevated situation, set back behind a large gated driveway on an imposing wide plot, and enjoying a most convenient and desirable location within comfortable strolling distance of Solihull town centre, this impressive, well-proportioned, home truly demands an immediate inspection to fully appreciate the spacious, characterful, accommodation on offer.

Solihull's name is commonly thought to have derived from the position of its parish church, St Alphege, on a 'soily' hill. It is the most affluent town of the West Midlands, and one of the most affluent areas in the UK outside London. The town is noted for its historic architecture, which includes surviving examples of timber framed Tudor style houses and shops. The historic Solihull School dates from 1560 (although not on its present site) and the aforementioned Grade 1 listed, red sandstone, parish church of St. Alphege, dates from a similar period and is a large and handsome example of English Gothic church architecture, with a traditional spire 168 feet high, making it visible from a great distance. Lying at the heart of the West Midlands motorway network, Solihull is one of the best-connected towns in the country. Bordered by the M6 and the M40 and split by the M42, which divides the urban centre of the borough from the rural south and east and being linked to European and global markets by Birmingham International Airport. It therefore has significant geographic and infrastructural advantages, being situated 7.5 miles southeast of Birmingham, 18 miles northwest of Warwick and 110 miles northwest of London. The town centre boasts a bustling high street and the enviable shopping and entertainment complex, Touchwood, containing multiple well known retail outlets, a huge variety restaurants and bars and a multi-screen cinema showing the very latest releases. It also enjoys over 1,500 acres of green space including Elmdon, Malvern and Brueton parks, which offer plenty of family recreational facilities and ornamental gardens to walk in, to the wilder Babs Mill Local Nature Reserve with its lake, river and fishing areas. Additionally, 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.



VENDOR COMMENTS

"We bought the house in December 1996 in order to be located within walking distance of our daughters' proposed schools. We wondered what we had done on the first night when the heating was broken and the old windows were offering no assistance. Over the weeks, months and years which followed we completely refurbished the property (including a large kitchen extension and a double garage) and have never regretted a moment of our time at, what became, The Gables. The garden has matured into a very quiet sanctuary during our time here and is a joy to sit out in during the summer months. Our daughters have long since moved out but there is a part of them both which still regards it as home. We recognise that now is the right time to move on and we will leave with fantastic memories of our time here. It has been a wonderful family home and has allowed the girls to walk to school virtually every day of their school years. It is also situated within minutes of the beautiful Brueton Park, approximately 3-4 minutes drive to Solihull station, 10 minutes walk to Solihull town centre and less than 7-8 minutes to Birmingham International station/airport".



TENURE

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

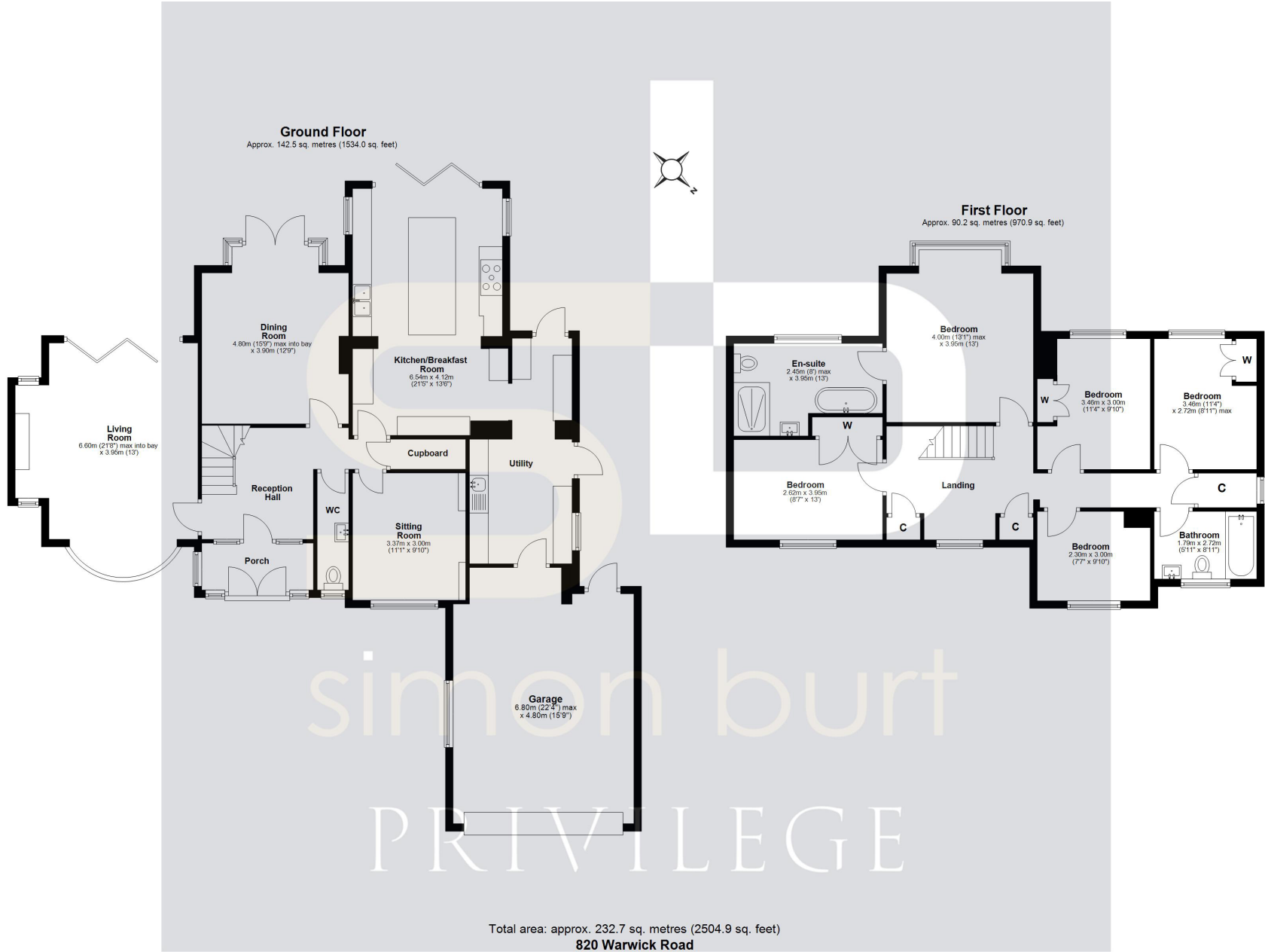
LOCAL AUTHORITY

Solihull Borough Council.
Council Tax Band G

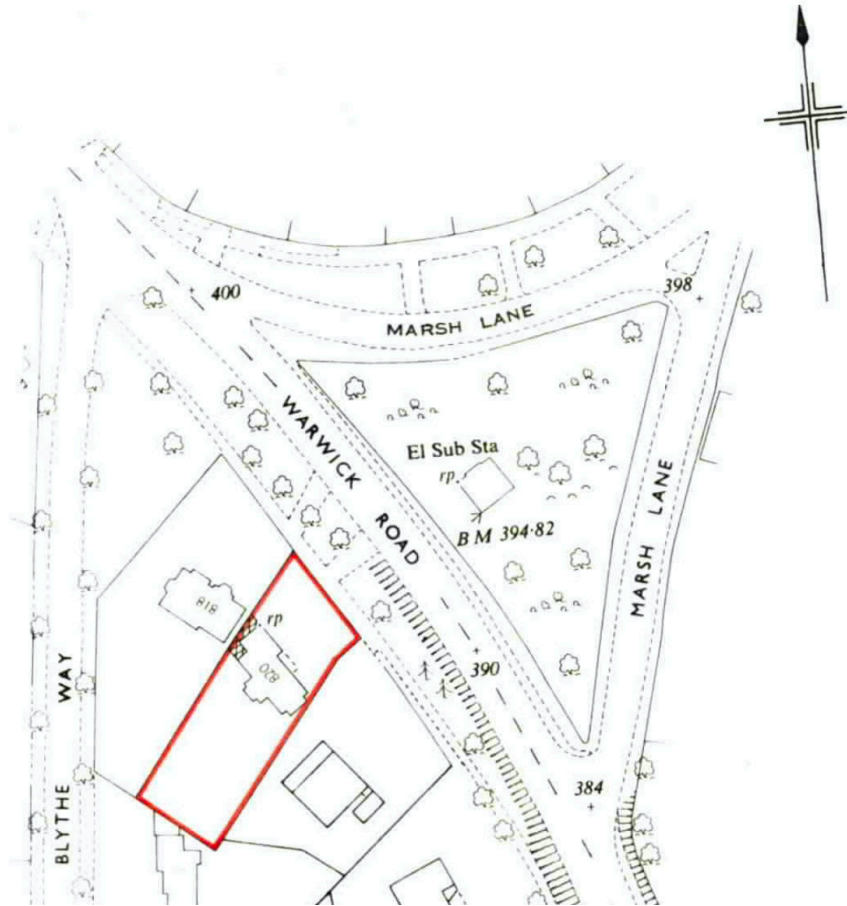
SERVICES

Mains gas, electricity, water, drainage and sewerage. According to OFCOM the maximum download/upload speeds are 1,800 Mbps and 1,000 Mbps respectively for this property.

FLOOR PLAN



PLOT



“ OVER 2,500
SQUARE FEET







VIEWING ARRANGEMENTS

Simon Burt Privilege
0121 705 4040



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.