

441 WARWICK ROAD SOLIHULL



441 Warwick Road, Solihull, B91 1BD
£1,000,000

sb
simon burt
PRIVILEGE

www.simonburthomes.co.uk



KEY FEATURES

- Reception hall with underfloor heating
- Guest cloak room
- Lounge
- Sitting room
- Games room
- Store
- Substantial fully integrated family dining kitchen with bifold doors and underfloor heating
- Fitted utility
- First & second floor landings
- 5 Bedrooms
- Dressing room
- 3 en-suite shower rooms
- Family bathroom
- First floor sun deck with glazed balustrade
- Gas fired central heating with underfloor heating to ground floor tiled areas
- Double glazing
- Private rear garden
- In and out driveway parking for multiple vehicles
- 3 storey
- Corner plot
- Freehold
- In excess of 3,400 square feet
- No chain

OVERVIEW

441 Warwick Road is a most handsome, traditional, 3 storey, 5 bedroom, 3 en-suite, detached, family residence, having been thoughtfully, substantially and expensively extended and refurbished and presented to the very highest standards throughout.

Being set on an imposing corner plot and enjoying a most convenient situation in this highly desirable residential area, this impressive family residence, which extends to over 3,400 square feet, demands an early internal viewing to fully appreciate the spacious, highly specified, 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.



“
UNIQUE AND
ELEGANT

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

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

This has been a lovely family home for us and I'm sure whoever buys it will also enjoy living here as it has been fully renovated.

We purchased it in 2014 as a project with a view to designing something special with lots of light, plenty of space for large family gatherings and plenty of parking which extends to the side road as there are no restrictions. There was also the opportunity to extend further on top of the double garage and the extra space towards Mirfield Road if required.

The original property was very dated therefore the plaster on all the walls was stripped back to brick, the ceilings were taken off, the roof was replaced and both garages were internally re-designed to create a downstairs shower room and a games room/gym. We extended the kitchen area with bifold doors and under floor heating, the front drive was resurfaced, a rear patio area has been created and the finishing touch was added with the creation of a large sun deck. Our kids have loved the garden as there is plenty of space for a game of football or to practice cricket on a small cricket wicket we created and then added temporary netting to practice. Despite where we are situated, we are very sheltered from any noise by the trees in the front garden and the rear of the property is very peaceful as the garden is not overlooked.

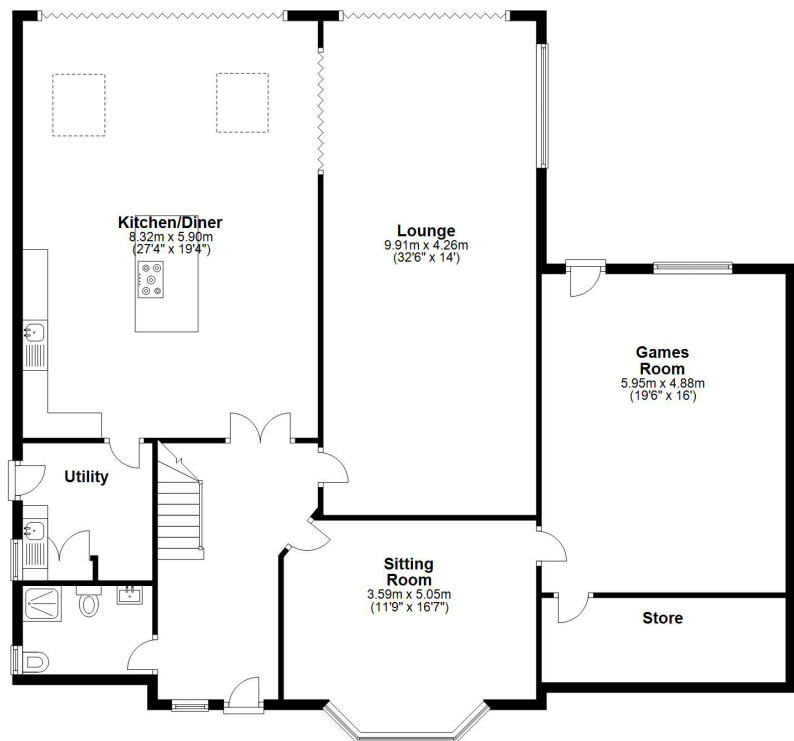
We have great neighbours, and the surrounding area has a lot to offer with Solihull town centre being within walking distance. The area is ideal for commuting on all motorways, and there is also a variety of public transport available nearby.

OVER 3,400
SQUARE FEET

FLOOR PLAN

Ground Floor

Approx. 177.0 sq. metres (1905.5 sq. feet)



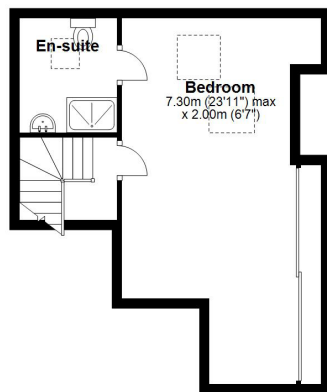
First Floor

Approx. 112.0 sq. metres (1205.2 sq. feet)



Second Floor

Approx. 30.2 sq. metres (325.1 sq. feet)



Total area: approx. 319.2 sq. metres (3435.8 sq. feet)

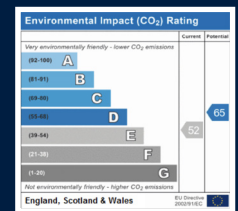
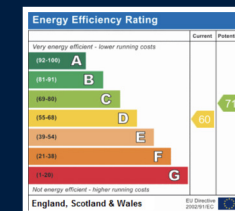
“ STYLISH
AND LUXURY
LIVING WITH A
FAMILY FEEL





VIEWING ARRANGEMENTS

Simon Burt Privilege
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.