



Squirrels, 579 Warwick Road, Solihull B91 1AW

£800,000

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Key Features

Enclosed Porch / Spacious Dining Room
 Guest Cloakroom / Living Room
 Fitted Breakfast Kitchen / Utility
 Six Bedrooms / Box Room
 Re-Fitted En-Suite Bathroom
 Re-Fitted Family Bathroom

Side Annex Comprising: Entrance Hallway, Guest Cloakroom, Three Reception Rooms, Inner Hallway, Kitchenette, Guest WC and Conservatory

Gas Central Heating / Two-Car Garage
 Rear Car Port / Substantial Foregarden Offering Driveway Parking
 Mature Established Rear Gardens
 No Chain

The Squirrels is a superb, six bedroom, period, detached family residence, set out on three floors providing highly versatile accommodation and benefiting from a useful ground floor annex.

Tenure

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

Vendor's Comments

Since 1991 Squirrels has been my home and business combined. I could not have wished for a better area to raise my family and practice from.

The combination and proximity of schools, leisure and entertainment facilities, local amenities and transport links is very difficult to surpass anywhere in the country, with my daughter commuting to King's High, Warwick, and my son at Solihull they were able to achieve their full potential.

The increased floor area through the extensions we made allowed for a lovely family practice and superb living accommodation which I now feel has been returned to an even more versatile living area. Although now too big for ourselves as the family fled the nest I do feel it offers a superb opportunity for any young family coming to Solihull.

I only hope they can be as happy as we were.

Local Authority

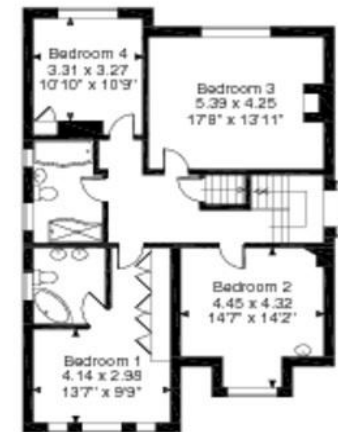
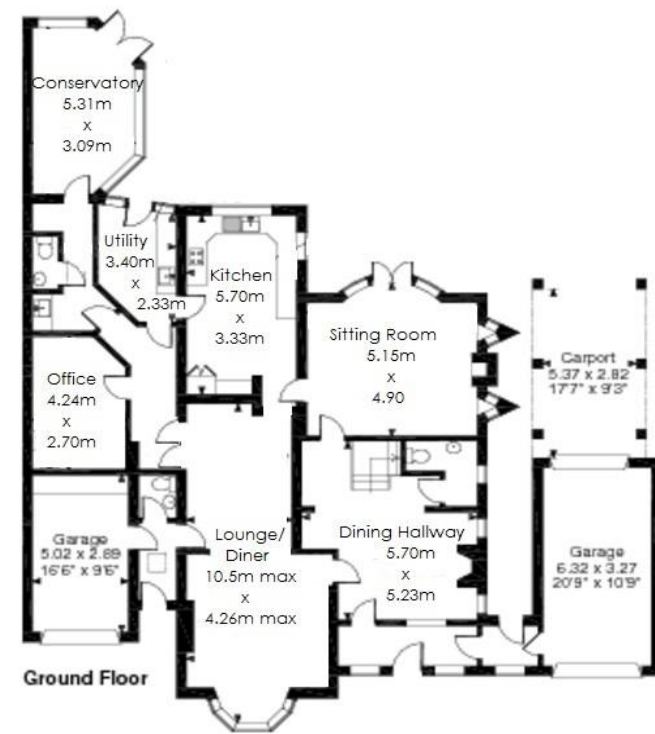
Solihull Metropolitan Borough Council

Viewing Arrangements

Telephone 01564 784040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

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	43	47
(21 - 38)	F		
(1 - 20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E		
(21 - 38)	F	38	40
(1 - 20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



First Floor



Second Floor

Gross internal area (approx.)
 Total = 356 sq m (3822 sq ft)

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.



