



382 Warwick Road, Solihull B91 1BE

Price Guide **£495,000**

- Scope to Enlarge (STTP)
- Three Bedrooms
- Two Reception Rooms
- Established Landscaped Garden
- Off Road Parking for Several Vehicles
- Energy Efficiency Rating - E

0121 709 3300



# 382 Warwick Road, Solihull B91 1BE

382 Warwick Road is a well presented, three bedroom, traditionally built detached residence that has been well maintained by the current owners and offers fabulous scope to enlarge (STPP). The property is well set back from the road with a deep frontage that can accommodate several vehicles. The accommodation briefly comprises; welcoming hallway, two reception rooms, kitchen/ utility, garden room, three bedrooms, luxurious family bathroom, generous landscaped gardens and single garage.

## APPROACH

Via a deep foregarden and driveway enabling off-road parking for several vehicles leading to a covered storm porch entrance to:-

## WELCOMING ENTRANCE HALL

Wooden flooring, double panel radiator, wall light point, stairs rising to first floor landing doors to front reception room, rear reception room, kitchen, and cloakroom WC.

## CLOAKROOM WC

Low level flush WC, hand wash basin, ceramic tiled floor, recessed spotlights.

## FRONT RECEPTION ROOM

15' 9" (4.8M) X 11' 6" (3.5M)

Ornamental fireplace with open grate and tiled hearth, wooden flooring, double panel radiator, ceiling light point, picture rail, UPVC double glazed bay window to the front aspect.

## REAR RECEPTION ROOM

13' 9" (4.2M) X 11' 6" (3.5M)

Open fireplace with cast iron log burner, wooden flooring, double panel radiator, ceiling light point, picture rail, TV aerial point, UPVC double glazed French doors to:-

## CONSERVATORY

11' 10" (3.6M) X 8' 2" (2.5M)

Delightful conservatory which enjoys views over the garden, ceramic tiled floor sliding patio doors.

## FITTED KITCHEN

8' 10" (2.7M) X 8' 10" (2.7M)

A beautifully appointed kitchen comprising a range of mid oak wall and base units with coordinated rolltop worksurfaces, ceramic tiled splash backs, one and a half bowl single drainer sink unit, integrated four ring gas cooker, integrated dishwasher and fridge, stainless steel canopy cooker hood, ceiling light point, double panel radiator, UPVC double glazed window & door to rear

## UTILITY

7' 7" (2.3M) X 6' 3" (1.9M)

A range of matching wall and base units, integrated Hotpoint double oven, space and plumbing for a washing machine, double panel radiator, wall light points, UPVC double glazed door to the rear garden.



### **FIRST FLOOR LANDING**

Stained glass UPVC double glazed window to the side aspect, loft access, doors to bedroom one, bedroom two, bedroom three and bathroom.

### **BEDROOM ONE (FRONT)**

**15' 1" (4.6M) X 11' 6" (3.5M)**

Double panel radiator, three wall light points, UPVC double glazed bay window to the front aspect.

### **BEDROOM TWO (REAR)**

**12' 10" (3.9M) X 11' 6" (3.5M)**

Double panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

### **BEDROOM THREE (FRONT)**

**7' 10" (2.4M) X 7' 7" (2.3M)**

Double panel radiator, ceiling light point, built-in storage cupboard, UPVC double glazed window to the front aspect.

### **FAMILY BATHROOM**

A modern bathroom comprising corner bath with jacuzzi jets, low level flush WC, bidet, hand wash basin, shower enclosure with chrome thermostatic shower unit, complimentary tiling to walls and floors, recessed spotlights, UPVC double glazed window to the side aspect side and rear aspects

### **GARDEN**

A paved patio leads to a mature landscaped garden with wood panel perimeter is mainly laid to lawn with well-stocked borders, gazebo and timber shed.

### **GARAGE**

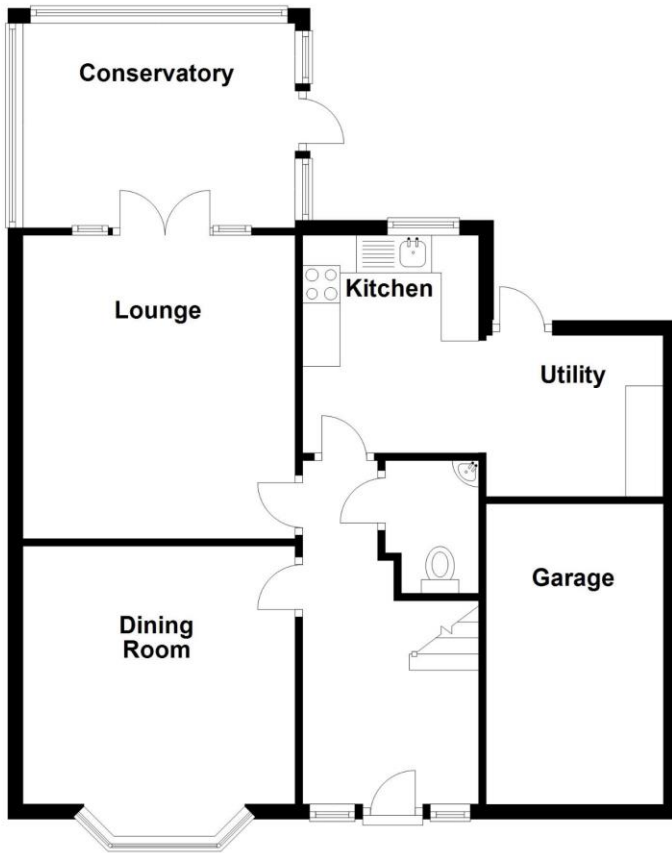
**15' 1" (4.6M) X 8' 2" (2.5M)**

Double doors, Valiant combi boiler, power and lighting.



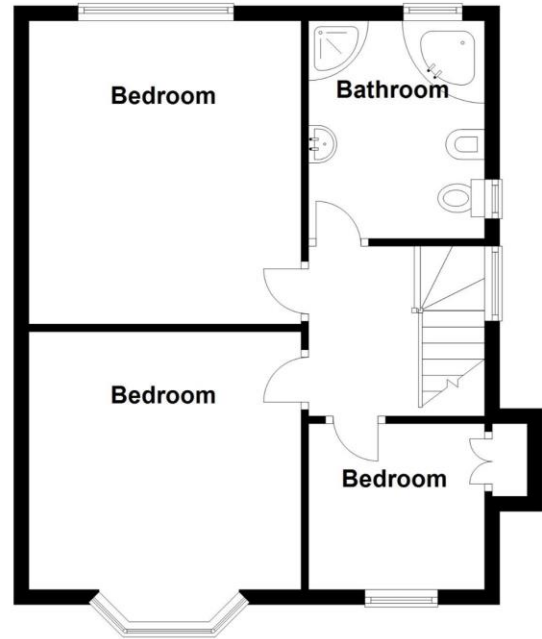
### Ground Floor

Approx. 72.3 sq. metres (777.8 sq. feet)



### First Floor

Approx. 47.0 sq. metres (506.3 sq. feet)



Total area: approx. 119.3 sq. metres (1284.2 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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