



929 Warwick Road, Solihull B91 3EP

Price Guide **£625,000**

- Traditional Four Bedroom Residence
- Large Mature Gardens
- Two Reception Rooms
- Walking Distance to Town Centre
- Huge Scope to Enlarge (STPP)
- Energy Efficiency Rating - D

0121 709 3300

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Bartley's are delighted to offer for sale a most appealing four bedroom traditionally built residence that has been well maintained by the current owner and offers huge potential to enlarge (STPP). The property is conveniently located within close proximity to the town centre retaining many original features that complement the generous proportions on offer. The accommodation briefly comprises welcoming hallway, two reception rooms, breakfast kitchen, four bedrooms, family bathroom, generous established gardens, single garage, car port and deep driveway.

APPROACH

Via a deep fore garden that is mostly laid to lawn with a driveway enabling off road parking for several vehicles leading to a covered storm porch entrance with oak front door to:-

WELCOMING HALLWAY

Wood-effect flooring, single panel radiator, two wall light points, stairs rising to first floor landing, doors to reception room one, reception room two and kitchen.

RECEPTION ONE (FRONT)

14' 5" (4.4M) X 11' 10" (3.6M)

Ornamental fireplace with marble hearth, coving to ceiling area, double panel radiator, ceiling light point, UPVC double glazed leaded bay window to the front aspect.



RECEPTION ROOM TWO (REAR)

16' 5" (5M) X 11' 6" (3.5M)

Beautiful ornamental fireplace with coal effect gas fire and marble hearth, single panel radiator, two wall light points, TV point, coving to ceiling, UPVC double glazed French doors to the rear garden.



BREAKFAST KITCHEN

17' 5" (5.3M) X 8' 6" (2.6M)

A range of cream wall units, base units and breakfast bar with coordinated work surface areas, ceramic tiling to splash prone areas, one and a half bowl single drainer sink unit, integrated four ring hob and built in double oven, extractor fan with a canopy hood, space and plumbing for a washing machine, integrated fridge freezer, cupboard concealing Valliant combi boiler, single panel radiator, ceiling spotlights, UPVC double glazed sliding patio door to rear garden and UPVC double glazed bay window to the side aspect.



FIRST FLOOR LANDING

Ceiling light point, UPVC double glazes window to the side aspect and doors to bedroom one, bedroom two, bedroom three, bedroom four and bathroom.

BEDROOM ONE (FRONT)

15' 1" (4.6M) X 10' 6" (3.2M) MAX

Fitted double wardrobes, two ceiling light points, single panel radiator, UPVC double glazed leaded bay window to the front aspect.



BEDROOM TWO (REAR)

16' 1" (4.9M) X 10' 6" (3.2M) MAX

A range of fitted wardrobes with cupboards, single panel radiator, two ceiling light points, UPVC double glazed leaded bay window to the rear aspect., Vanity sink with built in cupboard and mixer taps, telephone point.

BEDROOM THREE (FRONT)

12' 2" (3.7M) X 7' 7" (2.3M)

Single panel radiator, ceiling light point, built-in wardrobe, UPVC double glazed leaded window to the front aspect.

BEDROOM FOUR (FRONT)

7' 7" (2.3M) X 7' 7" (2.3M)

Single panel radiator, ceiling light point, UPVC double glazed leaded window to the front aspect.

FAMILY BATHROOM

Well-appointed suite comprising low level flush WC, pedestal hand wash basin, panel bath with shower over, separate shower enclosure with chrome thermostatic shower unit, complementary ceramic tiling to walls and floors, chrome towel radiator, built in towel cupboard, recessed spotlights, shaver light point, loft access, UPVC double glazed windows to the rear and side aspects.



ESTABLISHED REAR GARDEN

A paved patio leads to a mature garden with a wood panel fence perimeter with well stocked borders interspersed with flower, shrub and tree. There is a further paved patio at the rear of the garden together with a garden shed.

SINGLE GARAGE

15' 7" (4.8M) X 7' 10" (2.4M)

Double doors, lighting and power.

CARPORT

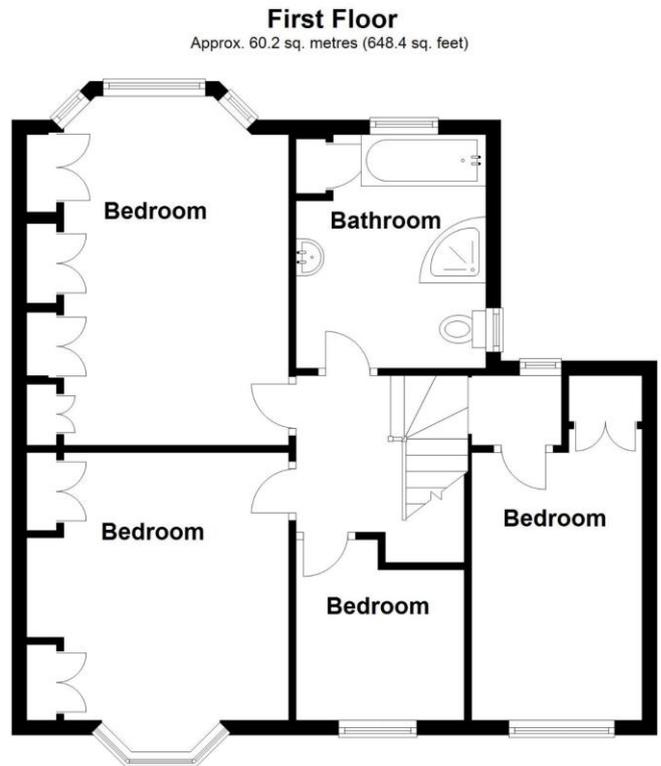
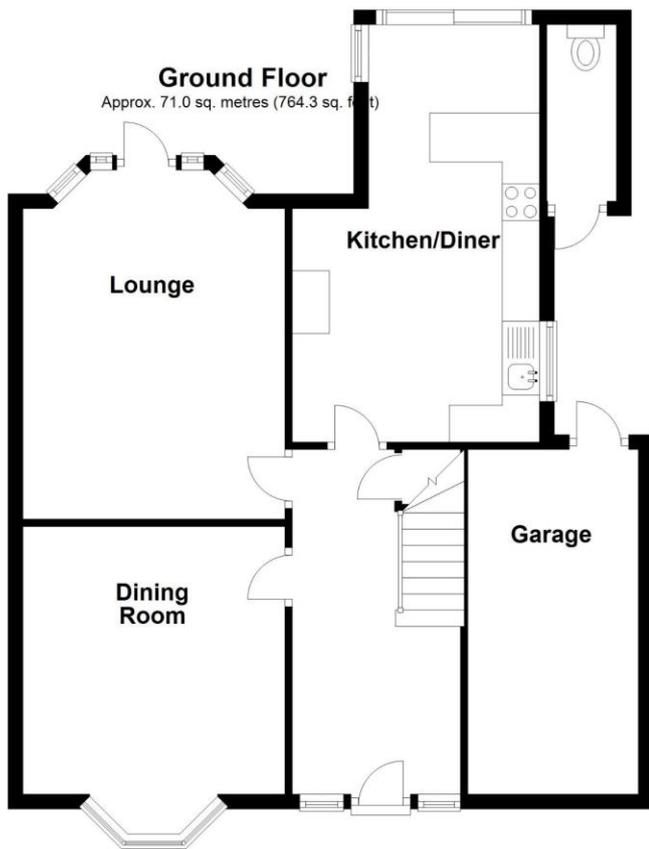
14' 9" (4.5M) X 7' 10" (2.4M)

Double doors and passage to the rear garden.

TENURE

Freehold- This is subject to solicitor verification.





Total area: approx. 131.2 sq. metres (1412.7 sq. feet)



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Zoopla.co.uk

Finda Property.com

rightmove.co.uk
The UK's number one property website

The Property Ombudsman SALES
OFT Approved code

Radarhomes.co.uk
The way home is made

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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