

Warwick Road, Olton

Offers Around £675,000

- SEMI DETACHED
- GATED ACCESS
- THREE RECEPTION ROOMS
- ORIGINAL PERIOD FEATURES
- FIVE BEDROOMS
- LARGE DRIVEWAY
- LOFT CONVERSION POTENTIAL (STPP)
- LARGE GROUND FLOOR EXTENSION.

This imposing semi detached home is located on Warwick Road which is one of the main arterial roads providing access into the town centre of Solihull which has a thriving business community and its own main line London to Birmingham railway station.

The A41 Warwick Road also provides access to junction 5 M42 motorway via Solihull bypass. The M42 forms the hub of the motorway network in the West Midlands and a junction 6 where you will find access to Birmingham international Airport and Train Station.

The property is set back from the road behind gates and a deep driveway. The driveway leads to the garage, and access to the front door of the property

ENTRANCE PORCH

Entrance via UPVC glazed doors leading to wooden front door.

ENTRANCE HALL



Double width entrance hall allowing access to all reception rooms and the first floor.

LIVING ROOM 11'10 x 16'06 (3.61m x 5.03m)



A gorgeous reception room retaining heaps of original features including picture rails and cornice. With gas fire place with stone effect surround. Large bay window t front elevation, central ceiling light and wall mounted radiator.

THROUGH LOUNGE DINING ROOM 12'11 x 30'04 (3.94m x 9.25m)



A large extended living/dining room with gas fire place and stone effect surround. With central and wall mounted lighting, wall mounted radiator and sliding door onto patio at the rear elevation.

THIRD RECEPTION 15'06 x 15'03 (4.72m x 4.65m)



A good sized third reception currently used as another lounge, with window to side elevation, gas flueless fire place and access to kitchen and shower room. With double ceiling light and wall mounted radiator.

KITCHEN
13'09 x 7'11 (4.19m x 2.41m)



A fully fitted kitchen with window to rear elevation. with a range of wall mounted and base units with worktop over. Having a 1.5 bowl sink with mixer tap, double oven with 5 ring hob and electric extractor, dishwasher and space for American style fridge freezer.

SHOWER ROOM
8'08 x 5'08 (2.64m x 1.73m)



A fitted shower room with walk in cubicle and thermostatic shower. With wash basin, vanity unit and toilet with window to rear elevation, ceiling light and wall mounted radiator.

BEDROOM ONE
12'11 x 14'04 (3.94m x 4.37m)



A large double bedroom with window to rear elevation, wall mounted radiator and central ceiling light. With under stair closet area.

BEDROOM TWO
16'07 x 11'11 (5.05m x 3.63m)



Another large double with window to front elevation, ceiling light and wall mounted radiator.

BEDROOM THREE
11'10 x 8'05 (3.61m x 2.57m)



A double room with window to rear elevation, ceiling light and wall mounted radiator.

BEDROOM FOUR
12'05 x 8'05 (3.78m x 2.57m)



A double room with dormer window to front elevation. Ceiling light and wall mounted radiator.

BEDROOM FIVE
10'02 x 6'04 (3.10m x 1.93m)

A small double room with window to front elevation, ceiling light and wall mounted radiator.

BATHROOM
6'03 x 7'02 (1.91m x 2.18m)



A fitted bathroom with P shaped bath and screen with thermostatic shower over. Wash basin and vanity unit and a window to rear elevation. With ceiling light and wall mounted radiator.

TOILET

A separate toilet with window to side elevation.

LOFT SPACE
23'08 x 9'03 (7.21m x 2.82m)

A partially converted loft space with proper staircase allowing for a storage area or a further bedroom subject to planning permissions. Already having a skylight and good head height this would be a simple conversion.

GARAGE

OUTSIDE



FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

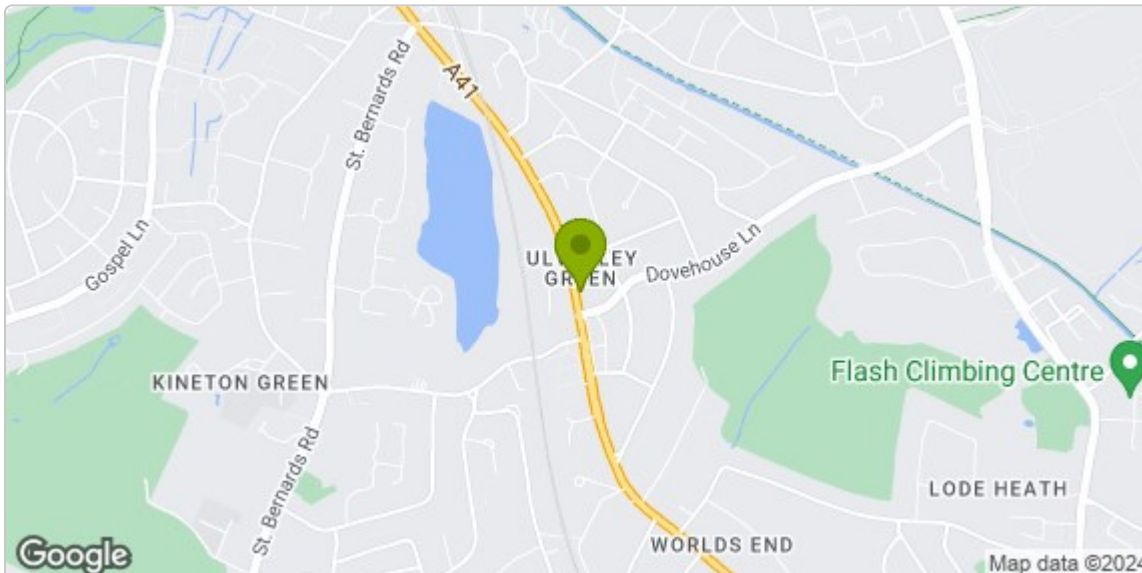


TENURE: We are advised that the property is Freehold.

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
327 Warwick Road Olton
Solihull B92 7AA

Council Tax Band: F

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

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