



DM&Co.
YOUR PREMIUM AGENT

**489 WARWICK RD
SOLIHULL
B91 1AN**

Traditional and substantially extended this 6 bedroom home delivers just under 2,800 sq ft of flexible family living, including a ground floor en-suite bedroom ideal for multigenerational needs, three reception rooms and a private quarter acre plot with generous parking.

489 WARWICK RD

Offering just under 2,800 sq ft this traditional, extended 6 bedroom family home is ideal for multigenerational living. The layout is flexible with three reception rooms plus a ground floor en-suite bedroom that works brilliantly for elderly relatives, guests or a home gym. Substantially extended around 10 years ago the house has clearly been well cared for and enjoyed, with practical day to day living spaces and a lovely garden. It is also well placed for schools, commuting and nearby train links.





Entering into a generous entrance hall finished with porcelain tiles which sets the tone for a well maintained and stylish home.

To the right sits a well proportioned home office, while to the left there are two comfortable reception rooms that can be arranged around family life, hobbies or quieter evenings.

The heart of the home is the central dining hall, a brilliant space for gatherings and everyday meals. Just behind, the modern kitchen provides French doors onto the patio for easy indoor outdoor flow. Off the hallway is a good size ground floor en-suite bedroom, perfect for less able family members or visiting relatives and equally suited as a gym or studio. A useful utility sits off the dining hall with access into the front store section of the former garage.







An attractive split landing creates a sense of space and separates the accommodation nicely. There are four good size double bedrooms alongside a smaller double to the front, offering plenty of options for children, guests or working from home.

The principal bedroom is positioned to the rear with its own en-suite for a little added privacy. Another double also benefits from an en-suite, ideal for older children or regular visitors. The remaining three bedrooms are served by the family bathroom, giving a practical balance for a busy household. Overall the upstairs layout feels well considered and easy to live with.





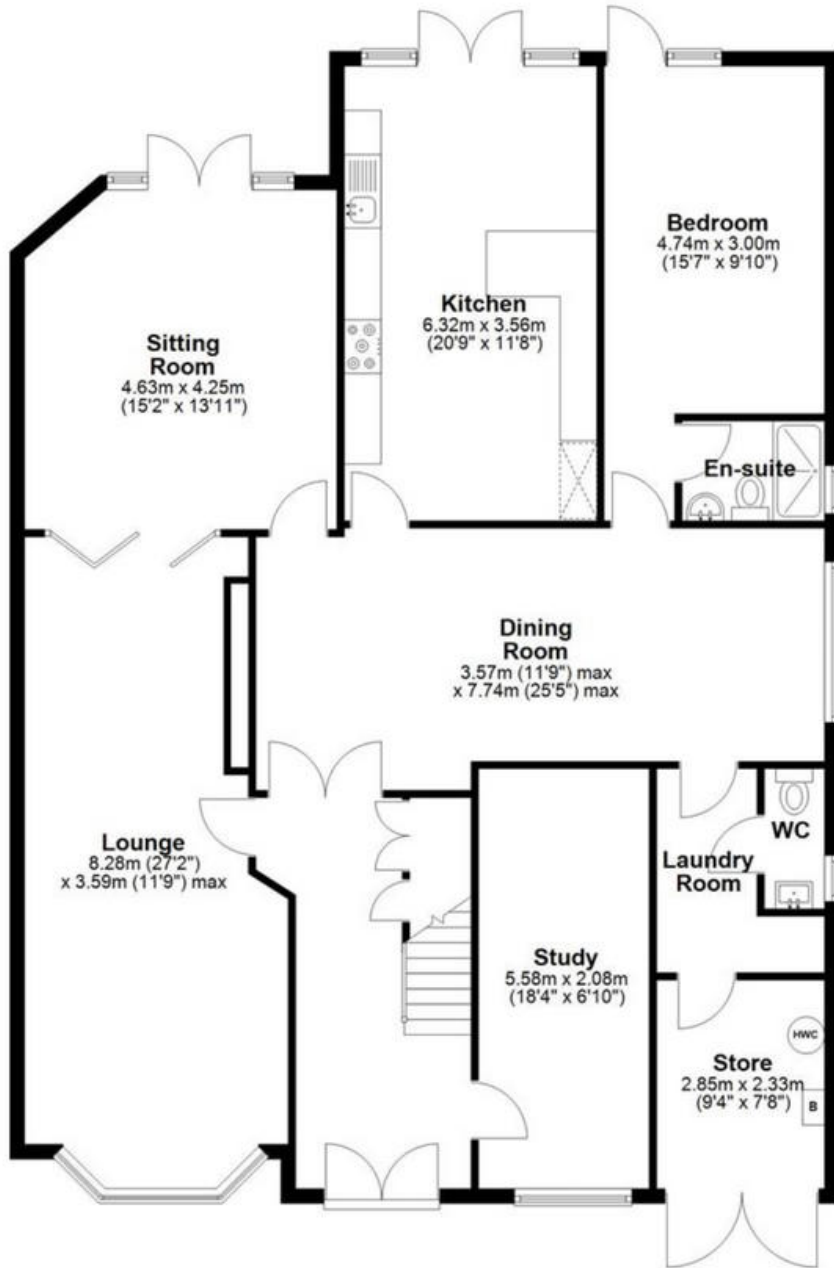


489 WARWICK RD

Set on a plot just over a quarter acre the outside space is a real strength. To the front there is parking for around five cars which is ideal for family life and visitors. To the rear, a large patio provides the perfect spot for dining and entertaining, with steps leading down to a generous lawned garden. The garden feels private and has the space to accommodate play, pets and summer gatherings with room left over for keen gardeners. The former garage provides a handy front store area accessed from the utility.

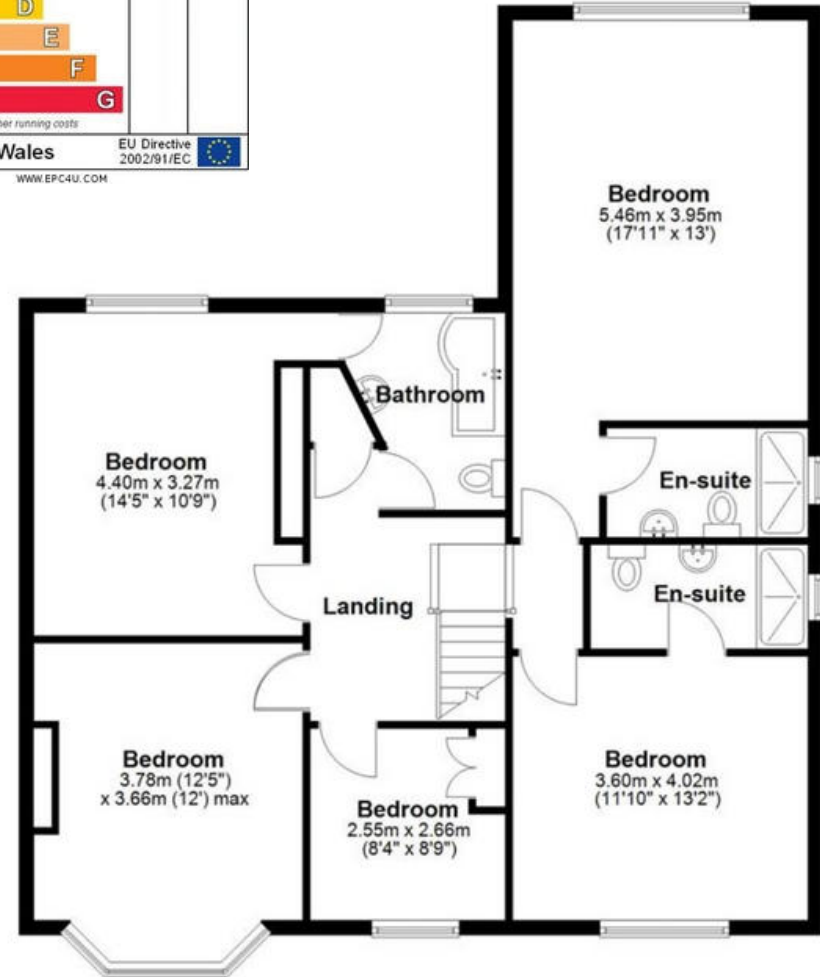


Ground Floor
Approx. 156.6 sq. metres (1685.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92+)	A	76	80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs:			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

First Floor
Approx. 102.9 sq. metres (1107.5 sq. feet)



Total area: approx. 259.5 sq. metres (2792.8 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

FEATURES

- Traditional extended 6 bedroom home
- Flexible multigenerational accommodation
- Ground floor en-suite bedroom
- Three reception rooms
- Central dining hall hub
- Modern kitchen with French doors
- Utility room and front store
- Plot just over quarter acre
- Parking for five cars

SIZE Total - 2,793 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL – G

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	16 Mbps	1 Mbps
Superfast	61 Mbps	11 Mbps
Ultrafast	1800 Mbps	1000 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

MOBILE

Network in the area: Vodafone, 02

PARKING

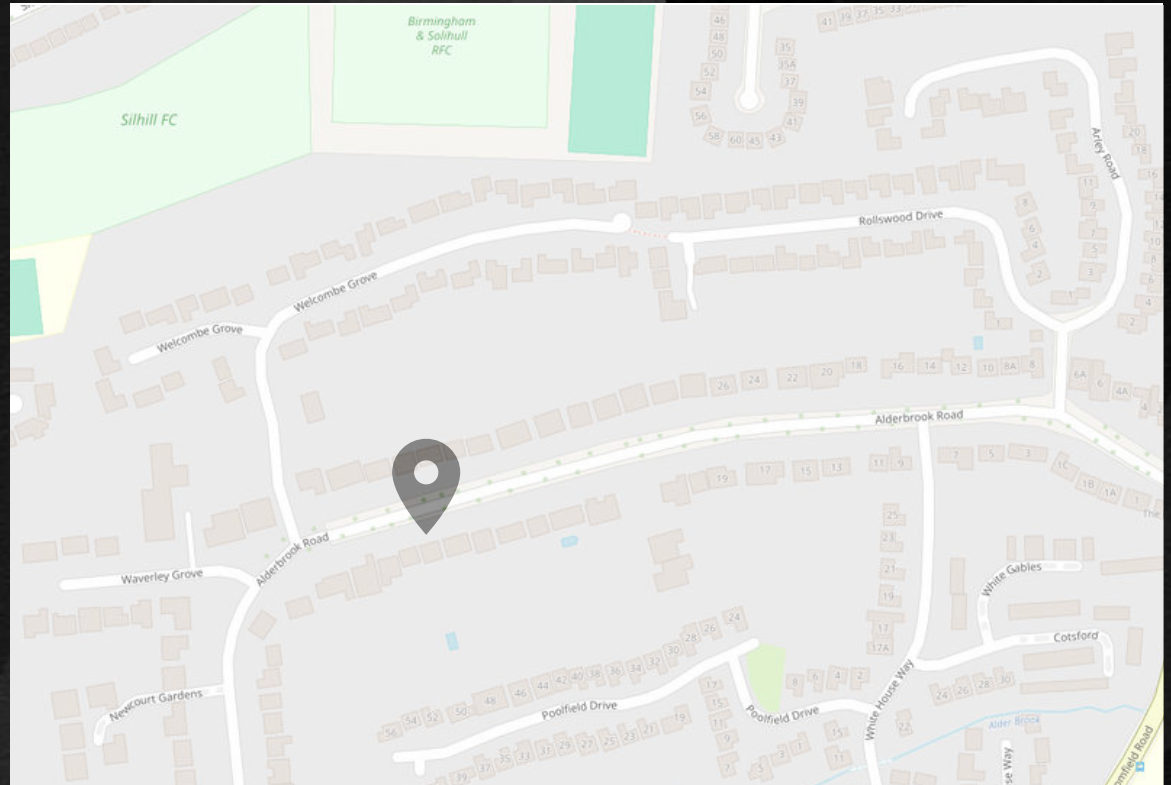
Garage & Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

The property sits on the A34 Warwick Road, a well connected route that makes day to day travel straightforward. From here, commuting into Birmingham is simple, with direct access towards the city and quick links onto the wider motorway network including the M42 for routes across the region. It is also well placed for public transport with regular bus services along the A34 corridor. For rail travel, both Olton and Solihull stations are close by, offering convenient links for work and leisure. Nearby you also have a strong mix of local shops, amenities and services that suit long term family living.

VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

DM&Co.
YOUR PREMIUM AGENT

Call us on **01564 777314 (option 4)**

www.dmandcohomes.co.uk

premium@dmandcohomes.co.uk