



Portfolio  
Collection

964 Warwick Road, Solihull, West Midlands, B91 3HN

Hunters



# 964 Warwick Road, Solihull, West Midlands, B91 3HN

**Situated in a prime location a short distance from Brueton Park a detached bungalow with fantastic scope for development opportunity (subject to the necessary planning permission) and within easy access to Solihull Town Centre, M42, NEC and Birmingham Airport. Delightful rear garden, two bedrooms, en suite, living room, breakfast kitchen, dining room.**

## LOCATION

Solihull Town Centre offers an excellent choice of shopping facilities including Touchwood Shopping Centre and John Lewis Department Store. There is easy road access to the M42 motorway, NEC, Birmingham International Airport and Railway Station.

The property occupies a wide corner plot position having a block paved in-and-out driveway with lawned fore-gardens.

## ENCLOSED PORCH

## LIVING ROOM

27' 0" x 12' 4" (8.23m x 3.76m)

## GUEST CLOAKROOM

## TOILET

## DINING ROOM

13' 9" (into bay) x 13' 0" (4.19m (into bay) x 3.96m)

## BREAKFAST KITCHEN

15' 3" x 12' 5" (4.65m x 3.78m)

## UTILITY AREA

## SIDE ENTRY

## INNER HALL

## BEDROOM ONE

11' 0" (to wardrobes) x 12' 5" (3.35m (to wardrobes) x 3.78m)





## EN SUITE SHOWER

## BEDROOM TWO

13' 0" x 12' 5" (3.96m x 3.78m)

## WET ROOM

7' 4" x 7' 1" (2.24m x 2.16m)

## LOFT ROOM

11' 10" x 12' 4" (3.61m x 3.76m)

## OUTSIDE

## GARAGE

17' 10" x 9' 0" (min) / 12' 5" (max) (5.44m x 2.74m (min))

## GARDEN

## GENERAL INFORMATION

**VIEWING** Solihull Office – Tel: 0121 709 0111

**EPC RATING** D60

**TENURE** The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

**SURVEY** Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

**CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

**CONVEYANCING** Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 0121 709 0111 for your free quotation.

**AGENTS OPINION** These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

**FUNDING** Mortgage Advice Bureau at Hunters searches the whole of market to help choose the right mortgage at the best rates for you. Call 0121 709 0111 for your free mortgage quotation and remember we have access to some fantastic products which are not generally available to the public.

### USEFUL WEBSITES YOU SHOULD CHECK

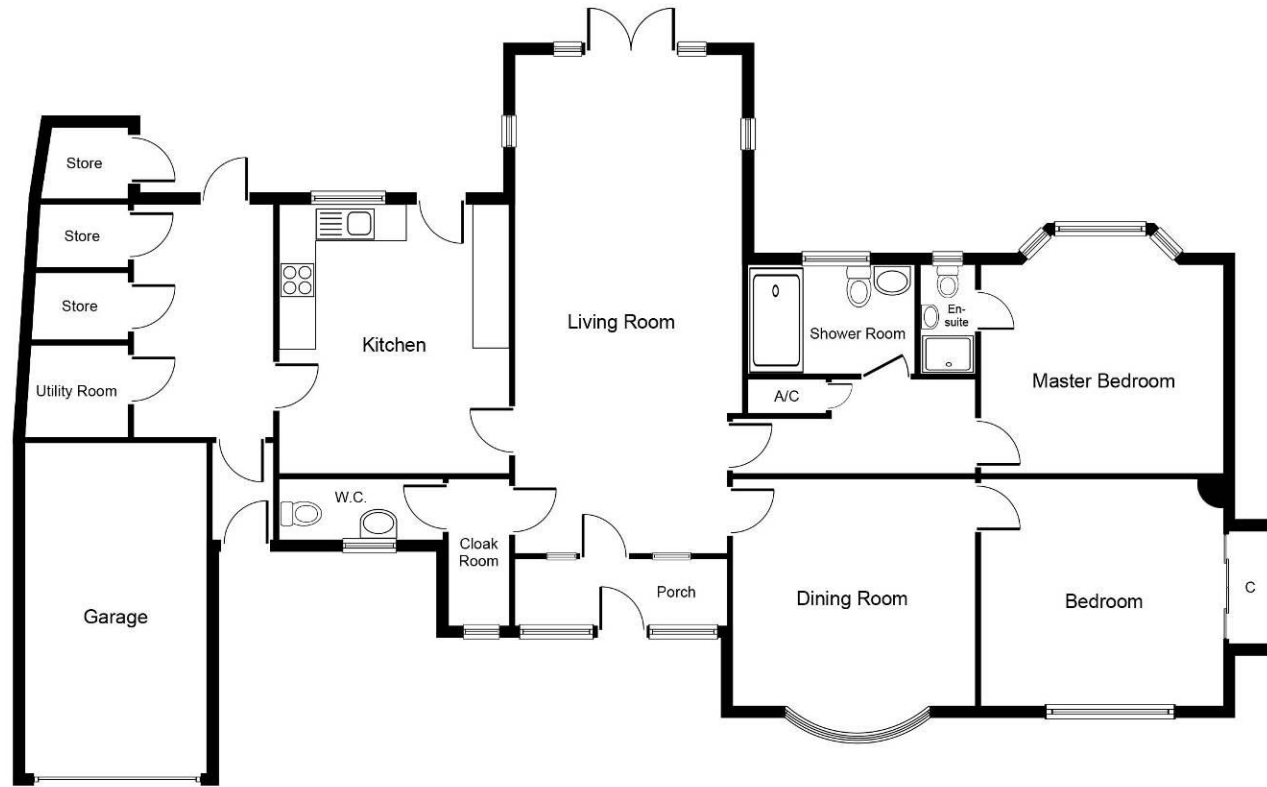
**COUNCIL TAX** [www.voa.gov.uk](http://www.voa.gov.uk)

**SCHOOLS** [www.solihull.gov.uk](http://www.solihull.gov.uk)

**PLANNING APPLICATIONS** [www.solihull.gov.uk](http://www.solihull.gov.uk)

**LOCAL ENVIRONMENT** [www.maps.environment-agency.gov.uk](http://www.maps.environment-agency.gov.uk)





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

# Hunters

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