



arden
ESTATE AGENTS

Warwick Road
SOLIHULL

OFFERS OVER
£1,295,000



LORDSWOOD
CONSTRUCTION LTD



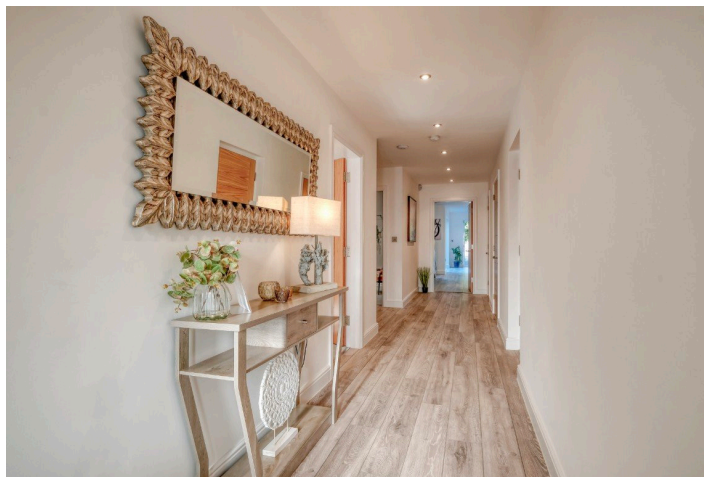
Six Double Bedroom Detached House.

- ◆ STUNNING 3990SQFT NEW BUILD FAMILY HOME
- ◆ BUILT BY 2023 BUILDING EXCELLENCE AWARD WINNERS
- ◆ UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR
- ◆ GERMAN KITCHEN WITH SIEMENS APPLIANCES & QUOOKER TAP
- ◆ SIX BEDROOMS, SIX EN-SUITES/BATHROOM
- ◆ PORCELANOSA TILING THROUGH
- ◆ UNDERFLOOR HEATING TO GROUND FLOOR WITH SMART CONTROL
- ◆ THREE RECEPTION ROOMS
- ◆ HI-SPECIFICATION CCTV/ALARM
- ◆ NO ONWARD CHAIN

Welcome to the epitome of modern luxury living in the heart of Solihull! Poised on the prestigious Warwick Road, this newly built 3990 sqft detached six-bedroom house is a masterpiece of contemporary design, marrying elegance with functionality. Outstanding construction and workmanship by LABC 2023 Building Excellence Award Winners.

As you enter through the front door, the thoughtfully designed interior spaces seamlessly flow, creating an ambiance of openness and sophistication. A spacious living room with dual aspect windows is bathed in gentle natural light, providing a warm and inviting atmosphere for moments of relaxation and connection.

The heart of this home, the gourmet kitchen, is a chef's delight featuring top-of-the-line appliances, stylish finishes, and an open layout that invites culinary creativity. Bi-folding doors seamlessly connect the kitchen to the outdoor space, blurring the lines between indoor and outdoor living—a perfect setting for both entertaining and relaxation.



Discover a retreat in each of the six bedrooms (set across two floors), five of which have their own en-suite bathrooms carefully crafted for comfort and tranquillity. The master bedroom a haven of luxury, boasts a private balcony, a spa-inspired bathroom, and bespoke details that elevate it to a realm of indulgence.

Ascend to the second floor and discover a versatile haven for entertainment—the bespoke games room that elevates this home to a new level of leisure. This dynamic space is designed for both casual and competitive play, catering to a variety of interests and ages.

This residence is not just a home; it's a showcase of cutting-edge smart home technology. Effortlessly control climate, security, and entertainment systems, enhancing your lifestyle with seamless integration.

Step outside to meticulously landscaped grounds that offer a perfect blend of beauty and practicality. Entertain on the expansive patio, enjoy gatherings in the lush garden, or simply revel in quiet moments in your private outdoor oasis.

Situated on the prestigious Warwick Road in Solihull, this property provides not only exclusivity and privacy but also convenient access to premier schools, upscale shopping, and a vibrant cultural scene. It's a residence that seamlessly combines luxury living with the convenience of being in one of Solihull's most sought-after neighbourhoods.

In summary, this six-bedroom new build on Warwick Road is an embodiment of refined living in Solihull—where expansive spaces, contemporary design, and high-end features converge to create a home that transcends the ordinary. Welcome to a residence where luxury meets lifestyle, and every detail reflects the excellence of modern living in this thriving community.



Garage - 5.02m x 2.79m (16'5" x 9'1")

Lounge - 5.77m x 3.6m (18'11" x 11'9") max

Study - 3.6m x 1.94m (11'9" x 6'4")

WC - 2.3m x 0.85m (7'6" x 2'9")

Kitchen/Diner/Family Room - 8.17m x 8.3m (26'9" x 27'2") max

Utility Room - 3.58m x 1.18m (11'8" x 3'10")

Stairs To First Floor Landing

Master Bedroom - 10.39m x 4.14m (34'1" x 13'6") max

Dressing Room - 2.89m x 1.98m (9'5" x 6'5")

Ensuite - 2.86m x 1.7m (9'4" x 5'6")

Bedroom 2 - 4.96m x 4.47m (16'3" x 14'7") max

Ensuite - 2.14m x 1.67m (7'0" x 5'5")

Bedroom 3 - 6.68m x 3.88m (21'10" x 12'8") max

Ensuite - 2.3m x 1.92m (7'6" x 6'3") max

Bedroom 4 - 5.78m x 3.6m (18'11" x 11'9") max

Ensuite - 2.26m x 1.65m (7'4" x 5'4") max

Stairs To Second Floor Landing

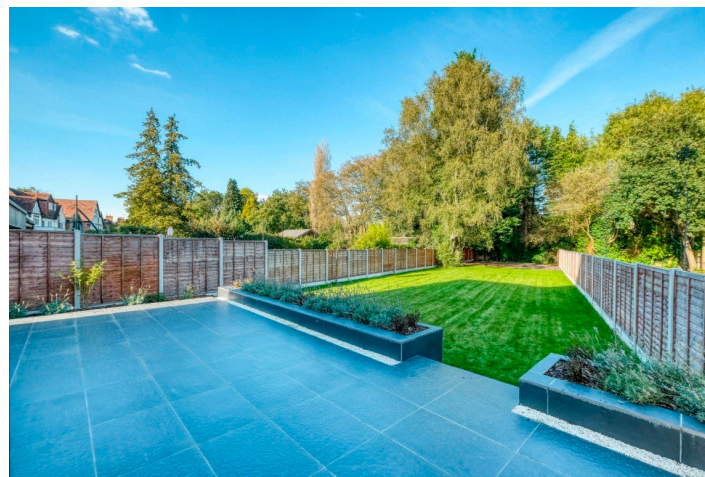
Games Room - 10.38m x 4.17m (34'0" x 13'8") max

Bedroom 5 - 6.71m x 4.13m (22'0" x 13'6") max

Ensuite - 2.51m x 1.39m (8'2" x 4'6")

Bedroom 6 - 5.81m x 3.9m (19'0" x 12'9") max

Bathroom - 2.79m x 2.71m (9'1" x 8'10")









Warwick Road, Solihull



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

Please read the following: 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 a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

EPC: B

COUNCIL TAX BAND:

TENURE: Freehold

For more information on this house or to arrange a viewing please call the office on

0121 745 5888

Alternatively, you can scan below to view all of the details of this property online.



450 Stratford Road
Solihull
B90 4AQ