



ASHLEIGH ROAD, SOLIHULL, B91 1AE
ASKING PRICE OF £1,100,000



»X Five Bedroom Edwardian Detached
 »X No Upward Chain
 »X Walking Distance To Solihull Town Centre

»X Spacious Family Accommodation
 »X Two Reception Rooms
 »X Large Extended Kitchen/Dining/Family Room

»X Two Bathrooms
 »X Large West Facing Garden
 »X Garage

PROPERTY OVERVIEW

Situated in one of the most sought after roads in Solihull, a fantastic opportunity to purchase this impressive Edwardian five bedroom detached which is offered to the market with no upward chain. Ashleigh Road is five minutes walk to the town centre and the railway station (with links to London and Birmingham) and has easy access to the M42 motorway, local private and public schools. This property offers spacious family accommodation and briefly comprises of: impressive entrance hall, WC, dining room, living room, large extended kitchen/dining/family room, utility, five double bedrooms, two bathrooms, garage, outside boiler/drying room and large west facing rear garden.

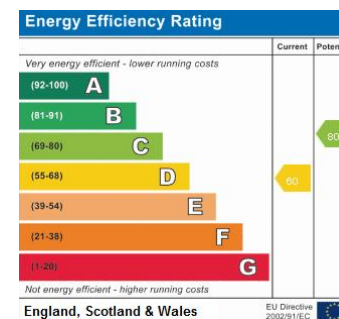
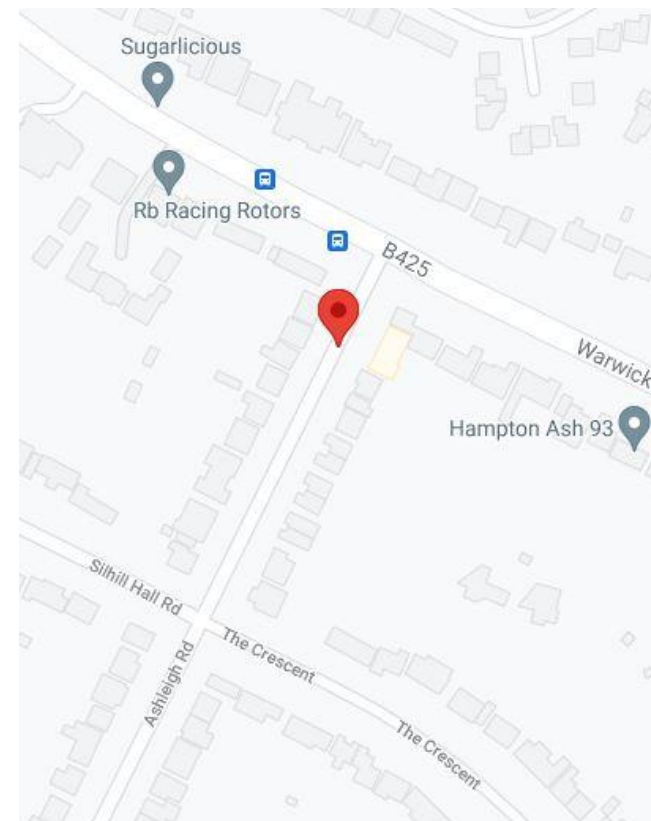
PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

COUNCIL TAX	Band G
TENURE	Freehold
SERVICES	Water meter, mains gas, electricity and sewers
BROADBAND	BT
GARDEN	West facing

ITEMS INCLUDED IN THE SALE

Two AEG integrated ovens, AEG integrated hob, extractor, LG fridge freezer, Miele dishwasher, all carpets and light fittings, fitted wardrobes in one bedroom, garden shed and greenhouse.



HALL
16' 11" x 11' 5" (max) (5.17m x 3.50m)

WC
5' 1" x 3' 7" (1.55m x 1.11m)

DINING ROOM
14' 5" x 13' 1" (max) (4.41m x 4.01m)

LIVING ROOM
18' 0" x 13' 1" (5.49m x 4.01m)

KITCHEN/DINING/FAMILY ROOM
24' 4" x 19' 1" (max) (7.44m x 5.83m)

BOILER/DRYING ROOM
5' 10" x 3' 7" (1.80m x 1.11m)

UTILITY
6' 0" x 5' 10" (1.85m x 1.80m)

INTEGRAL GARAGE
13' 0" x 9' 3" (3.98m x 2.84m)

FIRST FLOOR

BEDROOM ONE
15' 7" x 12' 7" (4.77m x 3.86m)

BEDROOM TWO
13' 1" x 14' 11" (4.01m x 4.56m)

BEDROOM THREE
11' 5" x 10' 11" (3.50m x 3.34m)

BATHROOM
11' 4" x 6' 9" (3.47m x 2.06m)

SEPARATE WC
4' 9" x 3' 6" (1.47m x 1.08m)

SECOND FLOOR

BEDROOM FOUR
15' 4" x 13' 1" (4.68m x 4.01m)

BEDROOM FIVE
13' 0" x 12' 4" (3.97m x 3.77m)

STORE ROOM
8' 11" x 8' 0" (2.74m x 2.45m)

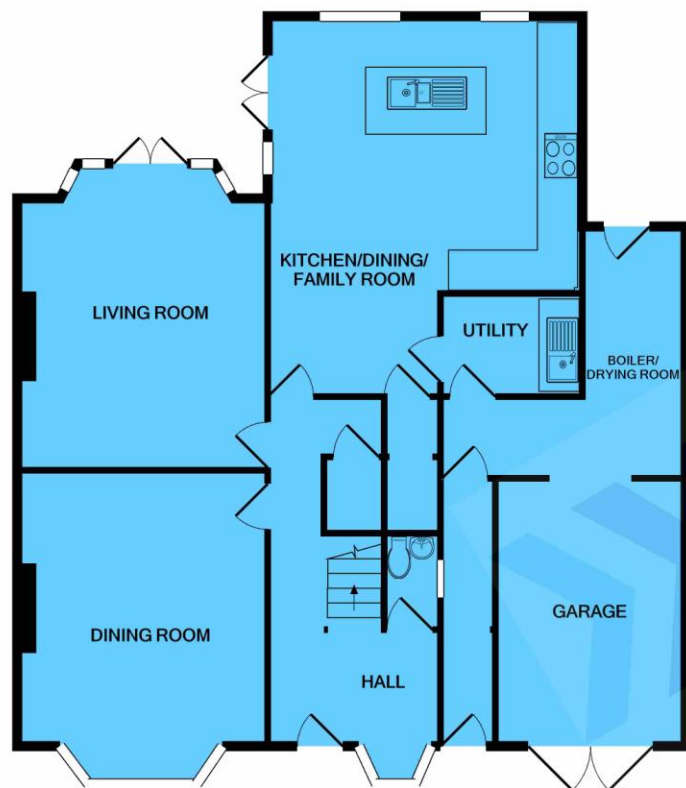
BATHROOM
7' 4" x 6' 1" (2.24m x 1.86m)

OUTSIDE THE PROPERTY

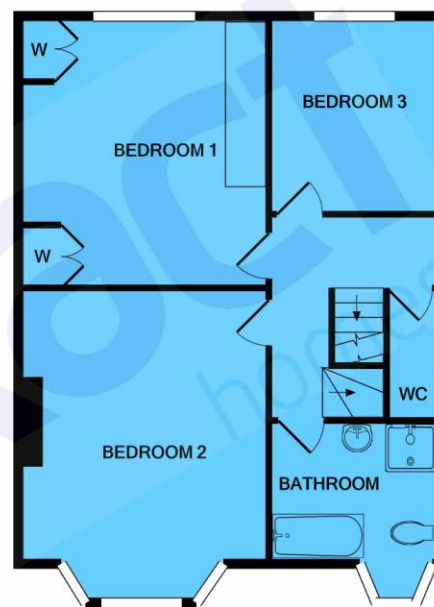
LARGE WEST FACING REAR GARDEN



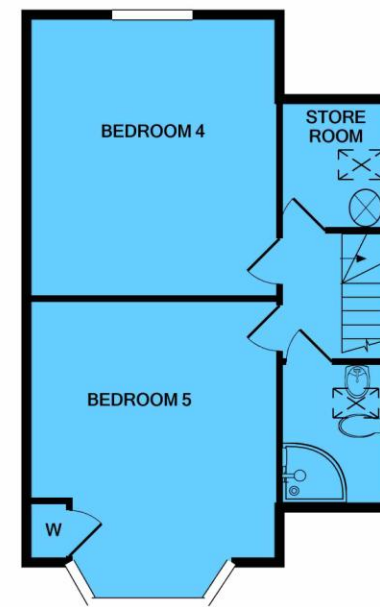




GROUND FLOOR



1ST FLOOR



2ND FLOOR

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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