



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

xact
exclusive

XX Five Bedroom Edwardian Detached

XX No Upward Chain

XX Walking Distance To Solihull Town Centre

XX Spacious Family Accommodation

XX Two Reception Rooms

XX Large Extended Kitchen/Dining/Family Room

XX Two Bathrooms

XX Large West Facing Garden

XX 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

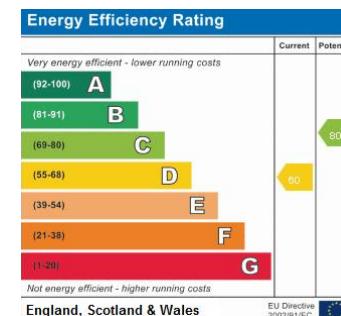
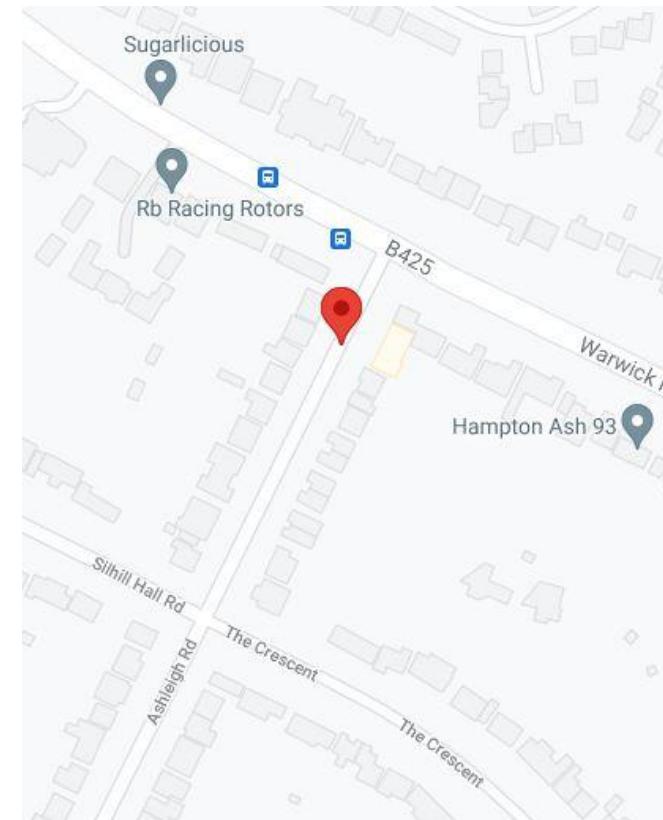
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GARDEN

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.

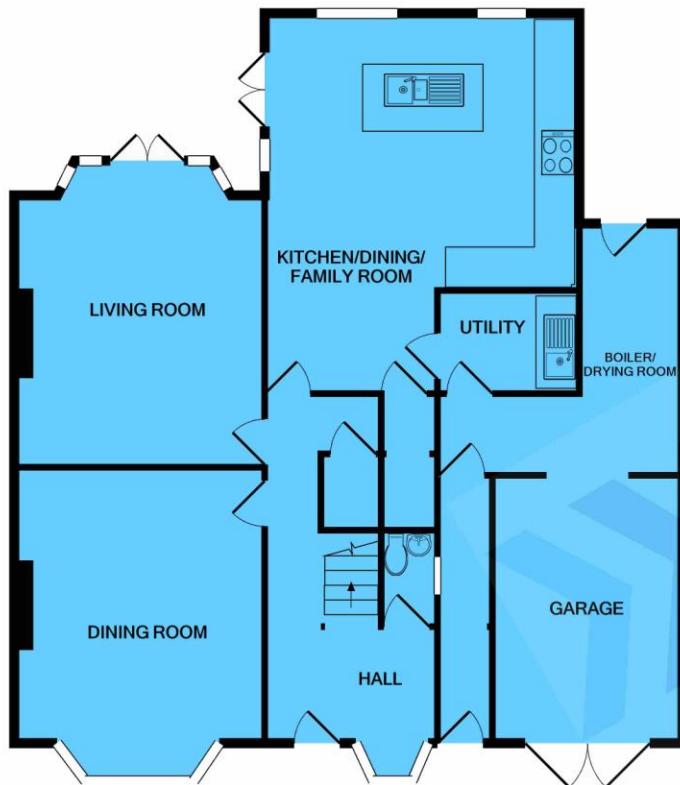


		FIRST FLOOR
HALL	16' 11" x 11' 5" (max) (5.17m x 3.50m)	BEDROOM ONE 15' 7" x 12' 7" (4.77m x 3.86m)
WC	5' 1" x 3' 7" (1.55m x 1.11m)	BEDROOM TWO 13' 1" x 14' 11" (4.01m x 4.56m)
DINING ROOM	14' 5" x 13' 1" (max) (4.41m x 4.01m)	BEDROOM THREE 11' 5" x 10' 11" (3.50m x 3.34m)
LIVING ROOM	18' 0" x 13' 1" (5.49m x 4.01m)	BATHROOM 11' 4" x 6' 9" (3.47m x 2.06m)
KITCHEN/DINING/FAMILY ROOM	24' 4" x 19' 1" (max) (7.44m x 5.83m)	SEPARATE WC 4' 9" x 3' 6" (1.47m x 1.08m)
BOILER/DRYING ROOM	5' 10" x 3' 7" (1.80m x 1.11m)	SECOND FLOOR
UTILITY	6' 0" x 5' 10" (1.85m x 1.80m)	BEDROOM FOUR 15' 4" x 13' 1" (4.68m x 4.01m)
INTEGRAL GARAGE	13' 0" x 9' 3" (3.98m x 2.84m)	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

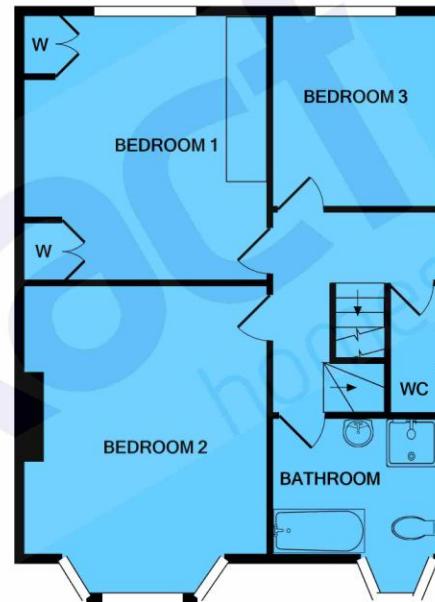
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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



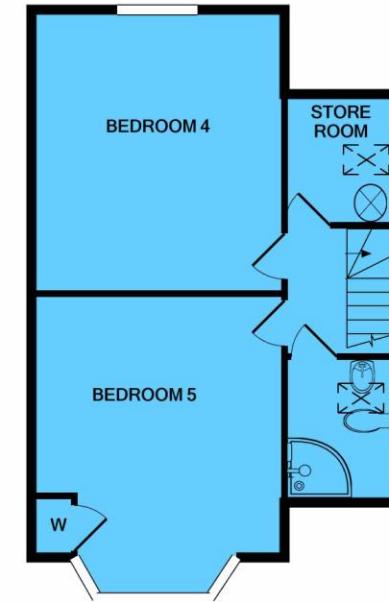




GROUND FLOOR



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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