



smarthomes

## Oak Grove

Tidbury Green, Solihull, B90 1UZ

- A Beautifully Presented Modern Detached Bungalow
- Two Double Bedrooms with Fitted Wardrobes
- Spacious Lounge & Breakfast Kitchen
- En-Suite Shower Room & Bathroom
- Off Road Parking & Garage
- No Upward Chain

**Offers Over £450,000**

EPC Rating - 83

Current Council Tax Band - E





## Property Description

The Village of Tidbury Green provides semi-rural character surrounded by lush greenery and has a close-knit community feel. Earlswood Lakes are less than a mile away and made up of three reservoirs popular with anglers, as well as being a nature reserve – a lovely spot for walking. Around five miles from the town centre and just less than a mile from Whitlocks End Train Station, taking around 20 minutes to Birmingham Moor Street, this is the perfect spot for commuters and for accessing the many leisure attractions Birmingham has to offer. Wythall Train Station is also less than a mile away providing access to Stratford-Upon-Avon and there is easy access to the M42 and motorway links. The nearest supermarket is also about a mile away (Tesco Express) in the neighbouring village of Dickens Heath, along with several independent stores, Costa Coffee, restaurants and bars. Further afield, Solihull Town Centre has two malls – Touchwood and Mell Square – and a good selection of chain stores and independents along High Street, Mill Lane and Drury Lane.





For families, there are several well-regarded schools in the local area, including Tidbury Green School, Dicken's Heath Community Primary School and Light Hall School for secondary students; however we do advise all interested parties to check the school catchments for yourselves.

The property is set back from the road behind a lawned fore garden with hedgerow borders to front and paved pathway extending to composite front door leading through to

#### **Enclosed Porch**

With wall lighting, tiled flooring and composite door leading through to

#### **Entrance Hallway**

With Karndean flooring, ceiling light point, radiator, loft access, alarm panel, two useful storage cupboards and doors leading off to

#### **Lounge to Rear**

18' 8" x 14' 1" (5.7m x 4.3m) With double glazed French doors leading out to the pleasant South East facing rear garden, two radiators and two ceiling light points



#### **Breakfast Kitchen to Front**

12' 5" x 11' 1" (3.8m x 3.4m) Being fitted with a modern range of high gloss handle-less wall, drawer and base units with complementary Quartz work surfaces and matching upstands, inset sink with mixer tap, four ring hob with stainless steel splashback and extractor canopy over, inset eye-level oven, integrated washing machine and fridge freezer, cupboard housing Potterton boiler, radiator, ceiling light points, double glazed window to front and Karndean flooring



#### **Bedroom One to Rear**

13' 1" x 11' 1" (4.0m x 3.4m) With double glazed window to rear elevation, radiator, ceiling light point, wall lighting, fitted wardrobes with sliding doors and door leading into



#### **Spacious En-Suite Shower Room**

Being fitted with a three piece white suite comprising double shower enclosure with thermostatic shower, low flush WC and pedestal wash hand basin, complementary tiling to splashback areas, Karndean flooring, obscure double glazed window, ladder style radiator, extractor and ceiling light point



### Bedroom Two to Front

11' 9" into wardrobe x 9' 10" (3.6m x 3.0m) With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobes with sliding doors

### Family Bathroom

7' 6" x 5' 6" (2.3m x 1.7m) Being fitted with a three piece white suite comprising; panelled bath with shower attachment over, low flush WC and pedestal wash hand basin, obscure double glazed window to side, tiling to water prone areas, ladder style radiator, ceiling light point, Karndean flooring and extractor



### Pleasant South East Facing Rear Garden

Having a shaped lawned area, Cotswold stone chipping borders, paved patio, mature shrubs, fencing to boundaries, cold water tap and gated access to off road parking and garage

### Garage

19' 8" x 9' 10" (6.0m x 3.0m) A tarmac driveway to the side provides off road parking and extends to gated access to the rear garden and electric metal up and over garage door to brick built garage with ceiling light point and power points

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and 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.