



Broad Oaks Road, Solihull

Guide Price £1,200,000

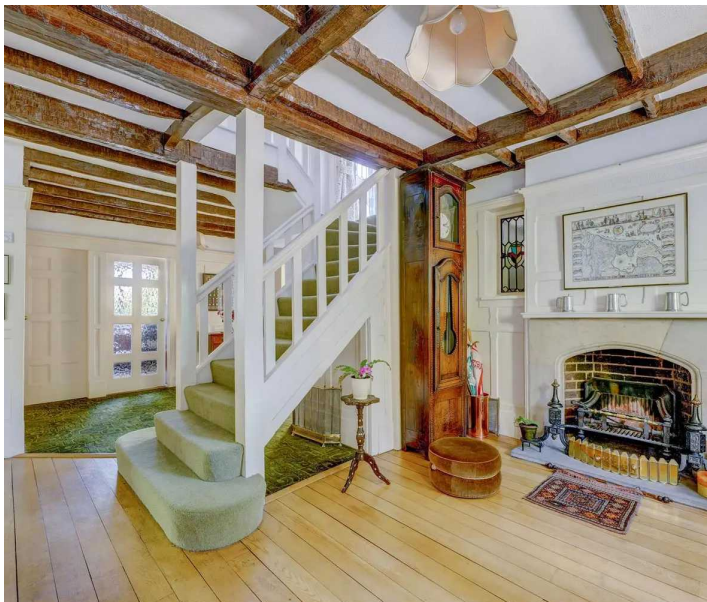




Broad Oaks Road, Solihull

PROPERTY OVERVIEW

A fantastic opportunity to purchase this impressive late Arts & Crafts period property situated in one of the most sought after roads in Solihull. This property stands within 10 minutes walk of Solihull Town Centre and Train station offering five spacious bedrooms to the first floor with the added addition of a sixth bedroom or games room to the second floor. This property does require some updating but is offered to the market with NO UPWARD CHAIN and briefly comprises of: sweeping in and out driveway, impressive spacious entrance hall, dining room, sitting room, study, guest cloakroom, breakfast/kitchen, utility area, five bedrooms, large ensuite/dressing room, family bathroom, separate wc, six bedrooms/games room, two garages and large landscaped mature rear garden.



- Impressive Five/Six Bedroom Detached
- Art Deco Period Property
- Ten Minutes Walk To Solihull Train Station
- Spacious Family Accommodation
- Three Reception Rooms
- Six Bedrooms/Games Room
- Two Garages
- Landscaped Gardens

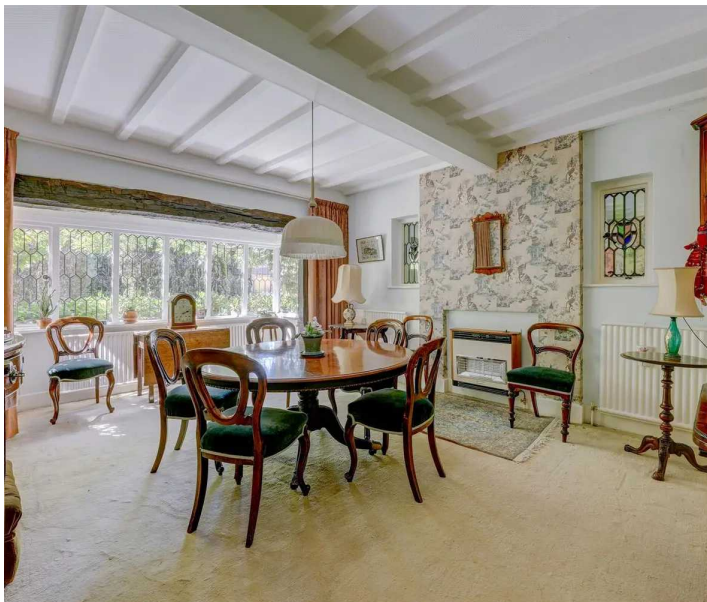


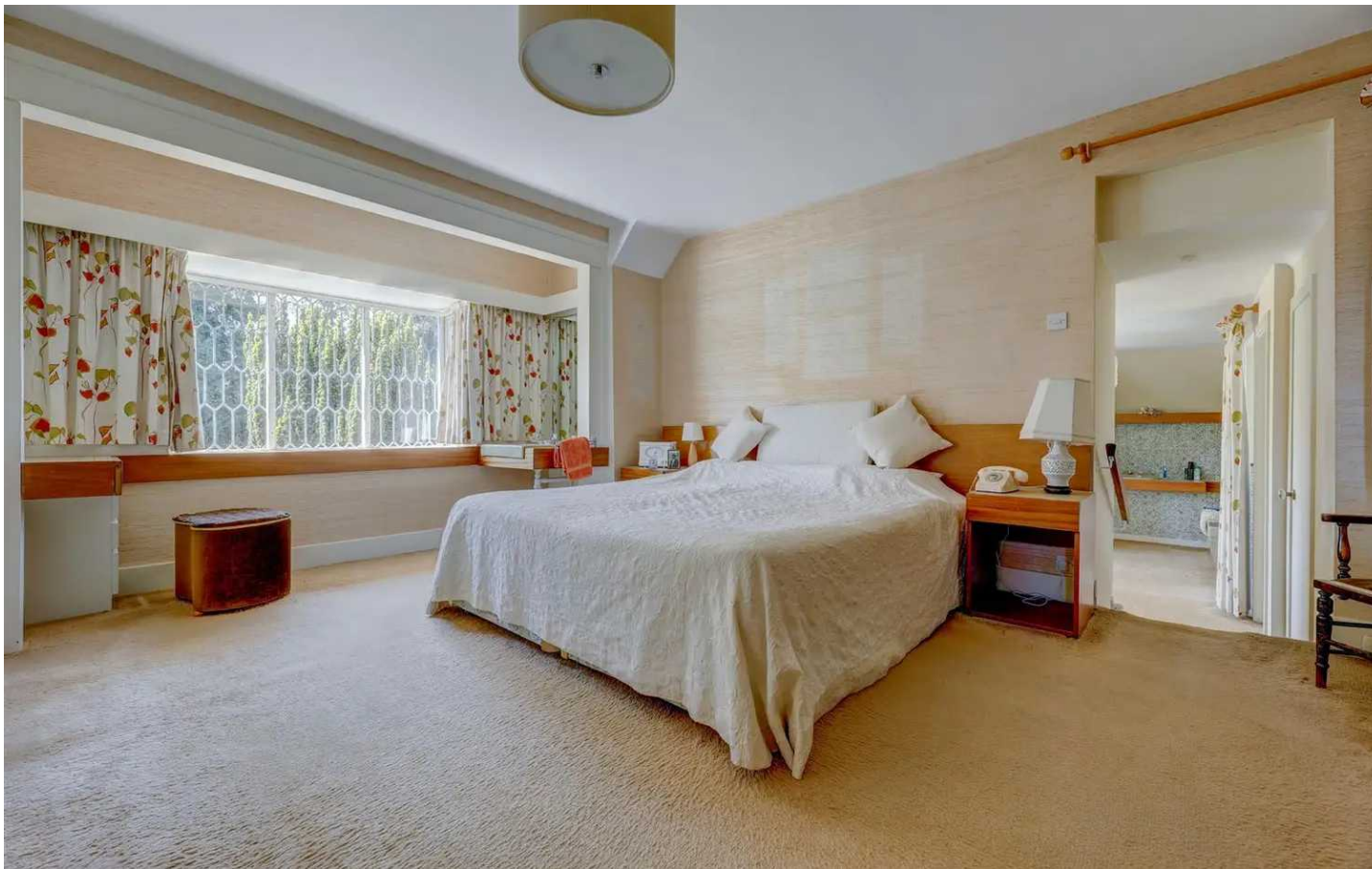
Council tax band: G

Tenure: Freehold

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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.





ENTRANCE HALL

23' 5" x 12' 2" (7.14m x 3.72m)

GUEST WC

5' 10" x 3' 11" (1.79m x 1.20m)

DINING ROOM

16' 10" x 14' 0" (5.13m x 4.27m)

SITTING ROOM

23' 5" x 17' 3" (7.15m x 5.27m)

STUDY

11' 6" x 8' 0" (3.50m x 2.45m)

BREAKFAST/KITCHEN

19' 7" x 14' 1" (5.96m x 4.28m)

LAUNDRY ROOM

7' 10" x 4' 9" (2.38m x 1.46m)

UTILITY ROOM

9' 4" x 7' 9" (2.85m x 2.35m)

WC





FIRST FLOOR

BEDROOM ONE

19' 6" x 14' 1" (5.94m x 4.28m)

ENSUITE/DRESSING ROOM

17' 1" x 14' 9" (5.20m x 4.50m)

BEDROOM TWO

16' 3" x 11' 8" (4.95m x 3.56m)

BEDROOM THREE

12' 3" x 10' 10" (3.74m x 3.29m)

BEDROOM FOUR

16' 8" x 11' 10" (5.07m x 3.61m)

BEDROOM FIVE

10' 0" x 7' 5" (3.06m x 2.27m)

BATHROOM

10' 3" x 6' 10" (3.13m x 2.08m)

WC

4' 0" x 3' 0" (1.23m x 0.92m)



SECOND FLOOR

BEDROOM SIX/GAMES ROOM

18' 9" x 16' 5" (5.72m x 5.01m)

OUTSIDE THE PROPERTY

DOUBLE GARAGE

17' 2" x 20' 3" (5.22m x 6.17m)

GARAGE TWO

18' 5" x 13' 0" (5.62m x 3.96m)

GARDEN POND

With Goldfish

NORTH/EAST FACING GARDEN

ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, tumble dryer, fitted wardrobes in four bedrooms, some light fittings, garden shed, greenhouse and electric garage doors

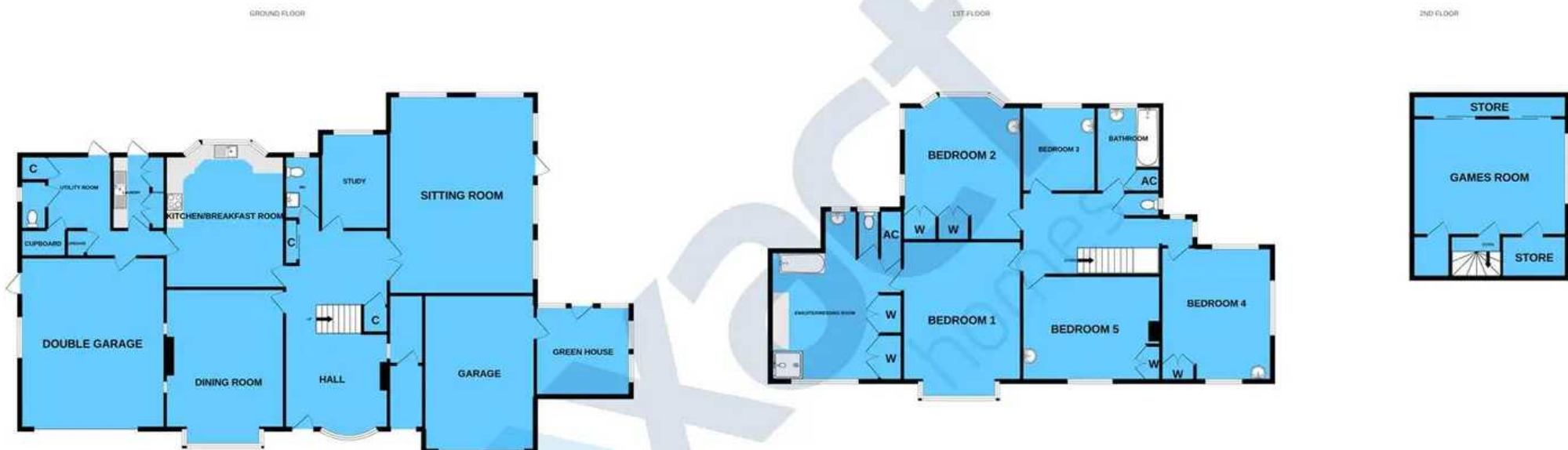
ADDITIONAL INFORMATION

Services - Water meter, main gas, electricity and mains sewers. Broadband - BT. Loft Space - Boarded with lighting.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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