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- A Spacious Detached Three Storey Family Home
- Five Double Bedrooms
- Three En-Suites
- Detached Double Garage

Oakland Close, Solihull, B91 2QB

Smart Homes Portfolio are delighted to offer this spacious detached family home situated within an exclusive gated development just off Hampton Lane and within walking distance of Solihull Town Centre. Offering accommodation arranged over three floors comprising a welcoming entrance hallway, spacious lounge, modern fitted kitchen, dining room, conservatory, study, utility room, guest W.C, five double bedrooms, three en-suites, private South facing rear garden, driveway parking and a detached double garage
Council Tax Band – G. EPC Rating - C

Guide Price £775,000



Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind secure gated leading to a block paved communal driveway and a block paved private driveway providing off road parking with a laid lawn area to side extending to a composite double glazed front door with a double glazed window to the side leading into



Welcoming Entrance Hallway

With wooden flooring, ceiling spot lights, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard, further storage cupboard and doors leading off to



Spacious Lounge to Front

16' 0" x 14' 9" (4.88m x 4.5m) With full width UPVC double glazed windows to the front elevation, two wall mounted radiators, two ceiling light points and a marble fireplace with living flame gas fire



Modern Fitted Kitchen to Rear

11' 9" x 11' 1" (3.58m x 3.38m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring Kuppertsbusch induction hob with extractor hood over. Eye level Kuppertsbusch electric oven and microwave, integrated fridge/freezer and dishwasher, tiling to floor, radiator, ceiling spot lights, double glazed French doors leading to conservatory and glazed double doors leading to

Dining Room to Rear

14' 1" x 11' 8" (4.29m x 3.56m) With UPVC double glazed French doors leading to rear garden, two wall mounted radiators and two ceiling light points



Conservatory

12' 11" x 12' (3.94m x 3.66m) With UPVC double glazed windows overlooking garden, double glazed French doors leading out to the rear garden, glass roof, tiled flooring and wall lighting

Study to Side

10' 11" x 5' 10" (3.33m x 1.78m) With double glazed window to side elevation, radiator and ceiling light point

Utility Room

8' 8" x 5' (2.64m x 1.52m) Fitted with a range of wall and base units with a work surface over, space and plumbing for washing machine and tumble dryer, UPVC double glazed door to side, concealed wall mounted gas central heating boiler, tiling to floor and ceiling spot lights

Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and corner wash hand basin. Obscure UPVC double glazed window to side, tiling to splash back areas and floor, radiator and ceiling light point

First Floor Landing

With ceiling spot lights, radiator, double glazed windows to front and side elevation, stairs rising to second floor and doors leading off to

Bedroom One to Front

14' 10" x 11' 5" (4.52m x 3.48m) With UPVC double glazed French doors leading to a Juliet style balcony, radiator, ceiling light point, fitted wardrobe and door to

Modern En-Suite Shower Room to Side

Being fitted with a modern white suite comprising of a large shower enclosure, wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the side elevation

Bedroom Two to Rear

11' 1" x 9' 8" (3.38m x 2.95m) With double glazed window to rear elevation, radiator, fitted double wardrobe, ceiling light point and door to

Jack and Jill Bathroom

7' 5" x 5' 11" (2.26m x 1.8m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights, an obscure double glazed window to the side elevation and door returning to landing

Bedroom Three to Rear

15' 1" x 11' 3" (4.6m x 3.43m) With double glazed window to rear elevation, built in double wardrobe, radiator and ceiling light point

Second Floor Landing

With ceiling light point, double glazed window to front, useful storage cupboard and door leading off to

Bedroom Four to Front

14' 2" x 11' 5" (4.32m x 3.48m) With a full height double glazed window to front elevation, radiator, ceiling light point and door to

Jack and Jill En-Suite Bathroom to Rear

10' 3" x 9' 8" (3.12m x 2.95m) Being fitted with a modern white suite comprising of a panelled bath, separate shower enclosure, wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights, an obscure double glazed window to the rear elevation and door to

Bedroom Five to Rear

16' 2" x 11' 11" (4.93m x 3.63m) With double glazed window to rear elevation, two radiators, loft access, built in double wardrobe, two ceiling light points and door returning to landing

Private South Facing Rear Garden


Being mainly laid to lawn with a timber patio area, gated side access and panelled fencing to boundaries

Detached Double Garage

Located opposite the property with a large up and over garage door for vehicular access

Tenure

We are advised by the vendor that the property is freehold with an estate and service charge of £500 per annum, 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 – G

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		81
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		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 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.