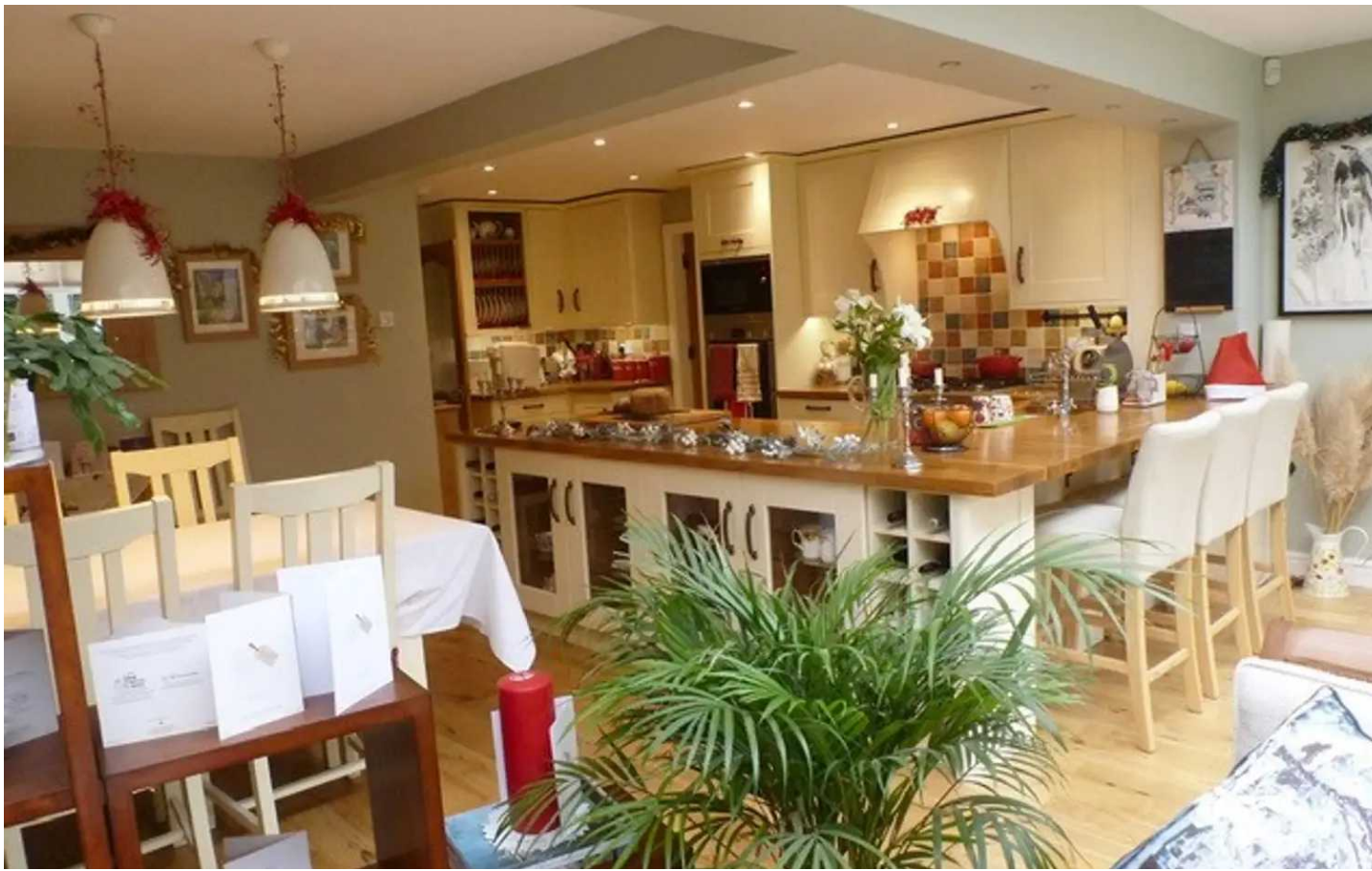




Oaken Drive, Solihull

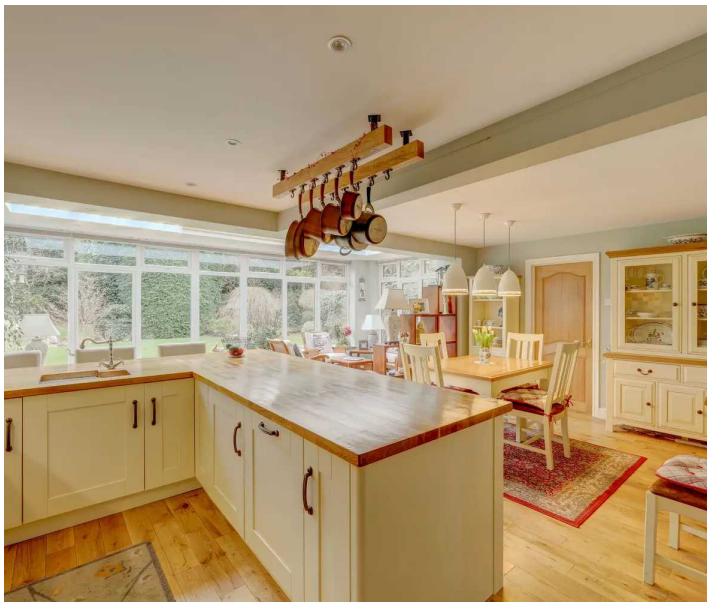
Guide Price £1,100,000





PROPERTY OVERVIEW

Thoughtfully extended beautiful home in a private parkland setting of almost 1/3 acre, in a centrally located cul-de-sac within walking distance of Solihull station and town centre. Delightful open-plan kitchen/family room overlooking the landscape gardens. Potential to develop further if needed. The accommodation benefits from: gas central heating, double glazing and has the added attraction of a superb open plan kitchen/dining/family area. The first floor comprises of four double bedrooms, three en-suites and two dressing rooms. The accommodation in more detail briefly comprises of: impressive entrance hall, guest cloakroom, through living room, fitted library/study, superb open plan luxury fitted kitchen/dining/family area, utility, playroom, four double bedrooms, three en-suites, two dressing rooms, family bathroom, double garage and a landscaped, wide 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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold

- Large Plot
- Walking Distance Of Solihull Town Centre and Railway Station
- Tastefully Extended Four Bedroom Detached
- Early Viewing Essential
- Large Open Plan Kitchen/Dining/Family Area
- Fitted Study
- Spacious Lounge
- Three Ensuite
- Double Garage

**ENTRANCE HALL**

15' 7" x 14' 11" (4.75m x 4.55m)

GUEST WC

5' 6" x 5' 5" (1.68m x 1.64m)

LIVING ROOM

23' 9" x 12' 6" (7.25m x 3.82m)

LUXURY FITTED LIBRARY/STUDY

9' 12" x 9' 6" (3.04m x 2.89m)

KITCHEN/DINING/FAMILY ROOM

26' 10" x 20' 3" (8.17m x 6.16m)

LAUNDRY/UTILITY ROOM

14' 6" x 8' 1" (4.42m x 2.47m)

GYM/PLAY ROOM

10' 0" x 9' 11" (3.06m x 3.02m)

FIRST FLOOR**BEDROOM ONE**

18' 10" x 13' 1" (5.75m x 3.98m)

DRESSING ROOM

8' 11" x 5' 11" (2.73m x 1.8m)

ENSUITE

8' 4" x 5' 6" (2.54m x 1.68m)

BEDROOM TWO

11' 5" x 10' 12" (3.47m x 3.35m)

DRESSING ROOM

13' 12" x 12' 6" (4.26m x 3.82m)

ENSUITE

5' 7" x 4' 3" (1.7m x 1.3m)



**BEDROOM THREE**

18' 10" x 14' 6" (5.74m x 4.43m)

ENSUITE

5' 11" x 5' 6" (1.8m x 1.67m)

BEDROOM FOUR

10' 10" x 8' 0" (3.3m x 2.44m)

BATHROOM

9' 12" x 6' 8" (3.04m x 2.03m)

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

15' 7" x 18' 1" (4.75m x 5.5m)

EAST/SOUTH/WEST GARDEN**ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Bosch integrated hob, Bosch extractor, Bosch microwave, Bosch fridge, Bosch dishwasher, all fitted carpets, all blinds, fitted wardrobes in four bedrooms, all light fittings, three garden sheds, summer house and electric garage door.

ADDITIONAL INFORMATION

Services: water meter, main gas, electricity and mains sewers. Broadband: Virgin Fibre-optic. Loft Space: Boarded with ladder and lighting

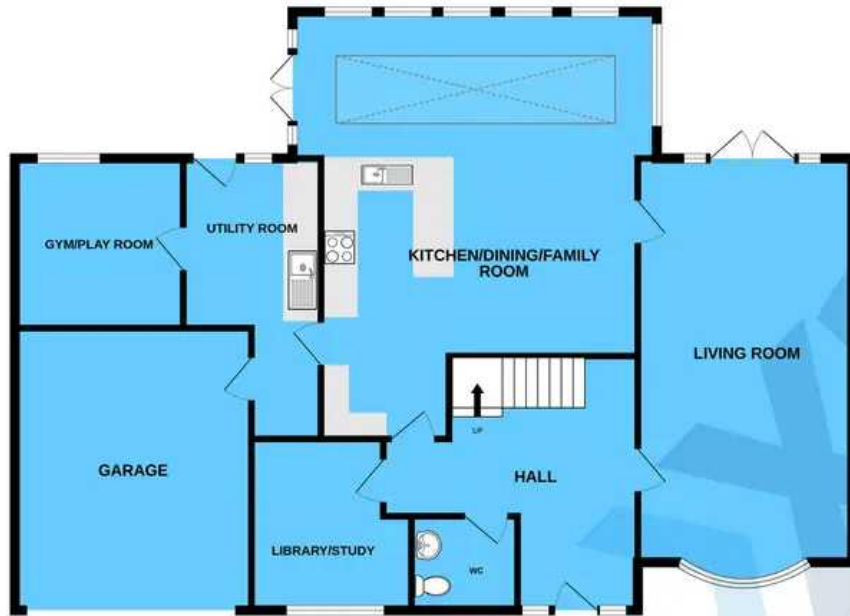
MONEY LAUNDERING REGULATIONS

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.



GROUND FLOOR

1ST FLOOR



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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Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

