



Broad Oaks Road, Solihull

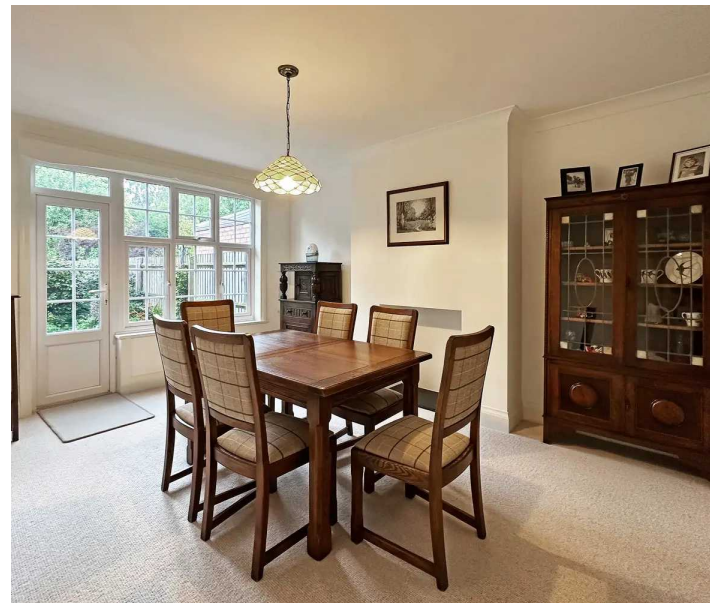
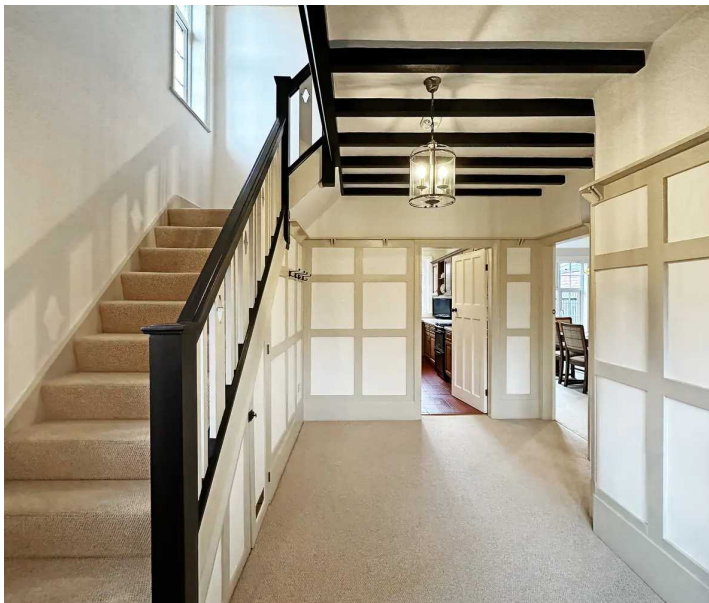
Offers Over £600,000





## PROPERTY OVERVIEW

Situated in one of the most sought after roads in Solihull a fantastic opportunity to purchase this impressive three bedroom semi detached which must be viewed internally to be appreciated. This property has been immaculately maintained and decorated, benefits from gas central heating, double glazing and has the added attraction of a large landscaped rear garden. Broad Oaks Road is withing easy walking distance to Solihull Town Center and Railway Station and the accommodation briefly comprises of: recess porch, impressive entrance hall, living room, dining room, fitted kitchen, utility area, a downstairs WC, three double bedrooms, family bathroom, single garage and superb landscaped large rear garden.



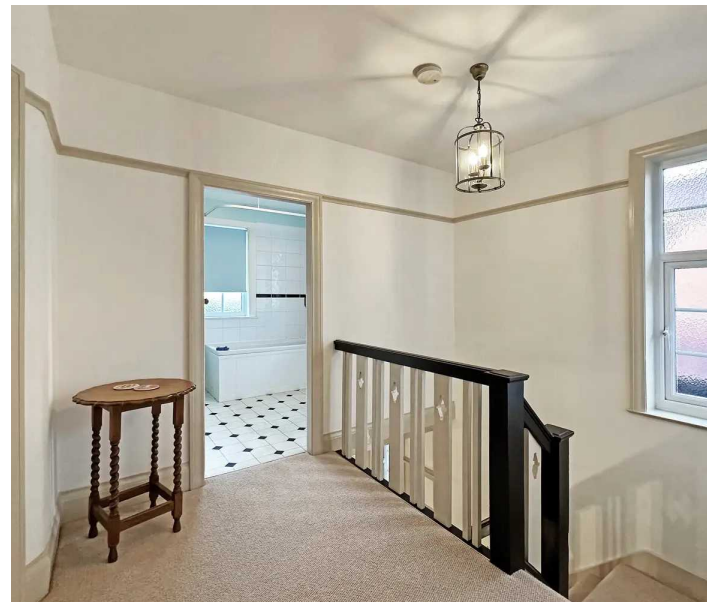


#### PROPERTY LOCATION

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: E

Tenure: Freehold



- Sought After Road
- Three Bedroom Spacious Semi Detached
- Early Viewing Essential
- No Upward Chain
- Two Reception Rooms
- Impressive Entrance Hall
- Fitted Kitchen
- Utility Area
- Large Landscaped Garden



## RECESS PORCH

### ENTRANCE HALL

15' 5" x 9' 1" (4.71m x 2.78m)

### WC

4' 7" x 2' 8" (1.40m x 0.81m)

### LIVING ROOM

16' 4" x 13' 3" (4.97m x 4.04m)

### DINING ROOM

15' 5" x 11' 2" (4.70m x 3.41m)

### FITTED KITCHEN

12' 4" x 11' 3" (3.76m x 3.43m)

### UTILITY AREA

## FIRST FLOOR

### BEDROOM ONE

15' 5" x 11' 1" (4.71m x 3.39m)

### BEDROOM TWO

16' 4" x 13' 3" (4.99m x 4.03m)

### BEDROOM THREE

12' 4" x 11' 3" (3.75m x 3.43m)

### BATHROOM

9' 2" x 7' 5" (2.79m x 2.25m)

### TOTAL SQUARE FOOTAGE

Total floor area - 142.1 sq.m. = 1530 sq.ft. approx.





## **OUTSIDE THE PROPERTY**

### **GARAGE**

15' 11" x 8' 3" (4.86m x 2.52m)

### **LANDSCAPED LARGE REAR GARDEN**

### **ITEMS INCLUDED IN SALE**

Extractor and fridge.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - BT. Loft space - boarded.

### **MONEY LAUNDERING REGULATIONS**

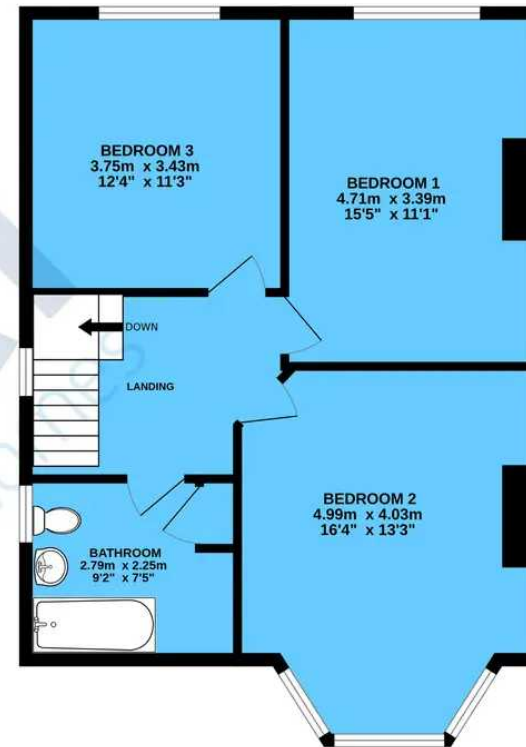
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
81.7 sq.m. (879 sq.ft.) approx.



1ST FLOOR  
60.4 sq.m. (650 sq.ft.) approx.



TOTAL FLOOR AREA : 142.1 sq.m. (1530 sq.ft.) approx.

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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