



## Oakland Close, Solihull

Offers Over £725,000

**xact**  
SALES & LETTINGS





## PROPERTY OVERVIEW

Situated in secure gated entrance just off Hampton Lane, within easy walking distance to Solihull Town Centre and Solihull School and offered to the market with NO UPWARD CHAIN is this fantastic and impressive five bedroom detached property. The property has been well maintained throughout and benefits from gas central heating, UPVC double glazing with a Juliet balcony, floor to ceiling windows and has the added attraction of five good sized bedrooms, three bathrooms and a South facing garden. The accommodation briefly comprises of: canopy porch, impressive entrance hall, guest cloakroom, attractive lounge, study, family dining room, luxury fitted breakfast/kitchen, conservatory, utility room, five bedrooms - all with internal fitted wardrobes, three bathroom, extra large detached oversized double garage and South facing rear garden.



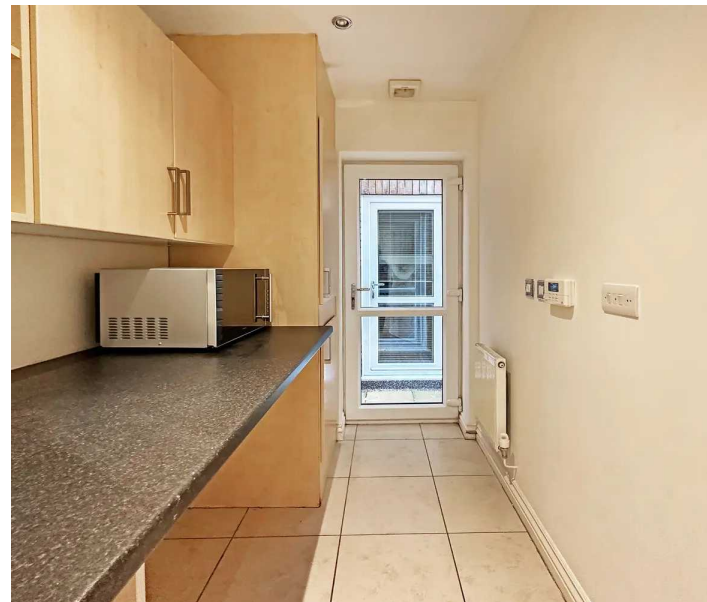


#### PROPERTY LOCATION

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

Council Tax band: G

Tenure: Freehold



- Walking Distance To Solihull Town Centre
- Secure Private Gated Entrance
- Impressive Five Bedroom Detached
- No Upward Chain
- Immaculately Maintained & Decorated Throughout
- Family/Dining Room
- Luxury Fitted Kitchen
- Three Bathrooms
- Detached Oversized Double Garage



**CANOPY PORCH**

**IMPRESSIVE ENTRANCE HALL**

**GUEST CLOAKROOM**

**LOUNGE**

15' 12" x 14' 9" (4.87m x 4.49m)

**STUDY**

10' 8" x 5' 11" (3.26m x 1.81m)

**FAMILY/DINING ROOM**

14' 1" x 11' 5" (4.29m x 3.47m)

**BREAKFAST KITCHEN**

11' 7" x 11' 1" (3.54m x 3.37m)

**CONSERVATORY**

12' 12" x 12' 6" (3.95m x 3.81m)

**UTILITY ROOM**

8' 12" x 5' 4" (2.74m x 1.62m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

14' 10" x 13' 11" (4.52m x 4.23m)

**ENSUITE SHOWER ROOM**

**BEDROOM THREE**

11' 9" x 11' 1" (3.59m x 3.37m)

**BEDROOM FIVE**

15' 2" x 11' 4" (4.63m x 3.45m)

**JACK AND JILL BATHROOM**





## **SECOND FLOOR**

### **BEDROOM TWO**

18' 3" x 11' 10" (5.55m x 3.6m)

### **BEDROOM FOUR**

13' 5" x 11' 3" (4.09m x 3.43m)

### **JACK AND JILL BATHROOM**

### **OUTSIDE THE PROPERTY**

### **DOUBLE GARAGE**

### **SOUTH FACING REAR GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven (x2), integrated hob, extractor, microwave, fridge freezer, all carpets and fitted wardrobes in five bedrooms.

### **ADDITIONAL INFORMATION**

Services: Mains gas, electricity and water

### **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.



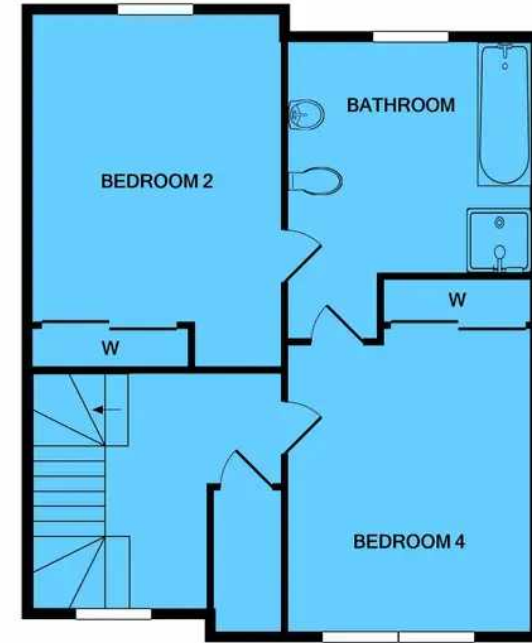




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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