



## Broadoaks, Streetsbrook Road

Guide Price £425,000





## PROPERTY OVERVIEW

Introducing a stunning two-bedroom apartment boasting immaculate presentation and breathtaking views over Solihull. Nestled on the fourth floor of a well-appointed building, this residence offers lift access to all levels, ensuring convenience is paramount.

A secure gated parking area with two allocated parking spaces welcomes you, providing peace of mind for your vehicle(s).

The heart of this residence lies in its expansive open-plan kitchen, diner, and family room. High-spec units and a sizeable central island create a functional space perfect for both casual dining and formal entertaining. Large bi-fold doors effortlessly lead onto an expansive balcony, offering ample seating space and a refreshing outdoor experience. Natural light floods the interior, creating a warm and welcoming ambience throughout.





The principal bedroom exudes luxury with a generous ensuite bathroom and fitted wardrobes, providing a haven of relaxation and tranquillity. The second bedroom offers versatility, ideal for accommodating guests or serving as a productive home office. A stylish family bathroom completes the layout, ensuring all your needs are met with finesse.

Noteworthy amenities include an electric car charger, a testament to the property's dedication to modern living and sustainability. With a high-spec finish evident in every detail, this home epitomises contemporary elegance and sophistication.

In summary, this property offers a rare opportunity to own a chic and modern apartment in a sought-after location, combining luxury living with practicality. Arrange a viewing today to experience the allure of this exceptional residence firsthand.





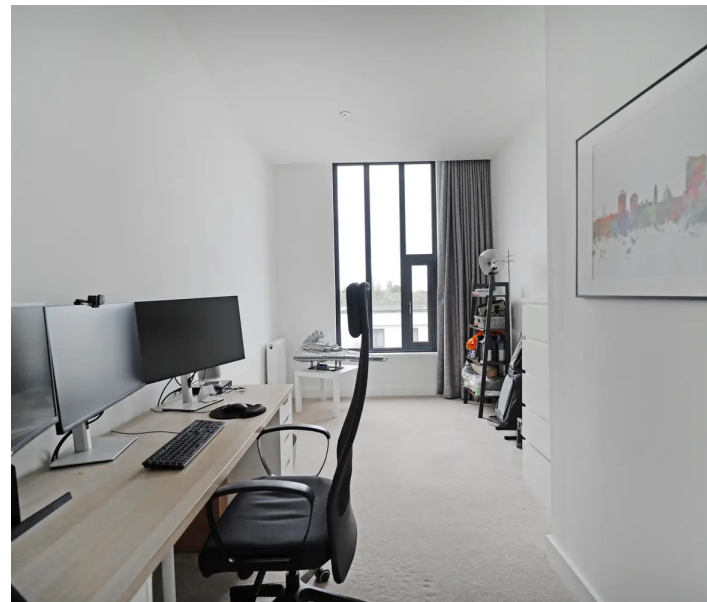


## PROPERTY LOCATION

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: D

Tenure: Leasehold



- Luxury Two Bedroom Apartment
- Lift Access To All Floors
- Secure Gated Parking With Electric Charger
- Open Plan Kitchen / Diner / Family Room
- Expansive Balcony
- Principal Bedroom With Ensuite
- Versatile Second Bedroom / Home Office
- Walking Distance To Solihull Station
- Abundance Of Natural Light Throughout



**KITCHEN / DINER / FAMILY ROOM**

32' 10" x 14' 0" (10.01m x 4.27m)

**BALCONY****PRINCIPAL BEDROOM**

15' 3" x 8' 10" (4.64m x 2.69m)

**ENSUITE**

8' 6" x 5' 7" (2.59m x 1.69m)

**BEDROOM TWO / HOME OFFICE**

17' 10" x 8' 8" (5.44m x 2.63m)

**BATHROOM**

7' 10" x 6' 4" (2.38m x 1.94m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 87.0 sq.m. = 936 sq.ft. approx.

**OUTSIDE THE PROPERTY****AN ELECTRIC CAR CHARGER****SECURE GATED PARKING AREA WITH ALLOCATED SPACE****ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, all carpets, fitted wardrobes in one bedroom, all light fittings and a car charging point.

**ADDITIONAL INFORMATION**

Services - electricity and mains sewers. Broadband - BT. Service charge - £1,448.00 (pa).

**MONEY LAUNDERING REGULATIONS**

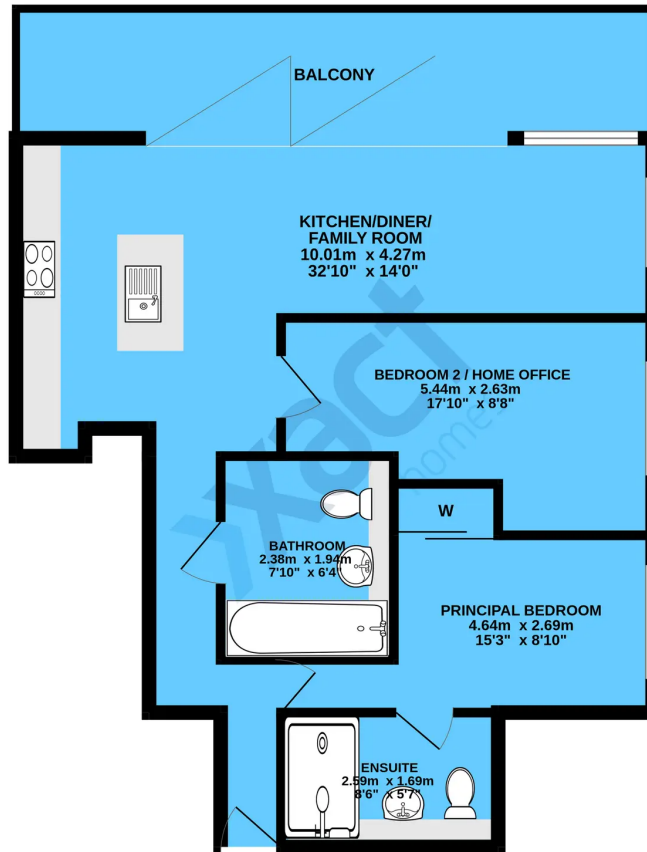
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







4TH FLOOR



TOTAL FLOOR AREA: 87.0 sq.m. (936 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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