



Oakwood Croft, Solihull

Offers Over £294,000





PROPERTY OVERVIEW

A well presented mid terrace property in a secluded cul-de-sac currently within Tudor Grange Academy catchment and a short walk from Solihull Town Centre, Solihull Train Station and Touchwood Shopping Centre. The property benefits from two double bedrooms, lounge diner, kitchen, family bathroom, rear garden with rear access and two allocated parking spaces

Hillfield is a very sought after location with this property being just a ten minute walk from Solihull Town Centre. There are local shops in Monkspath off Shelley crescent, where there is a doctors, dentists and the popular Farm gastropub and restaurant. Solihull town centre offers an excellent choice of shopping facilities including Touchwood shopping centre, Waitrose and John Lewis department store.

The property currently falls within Tudor Grange Academy School catchment.

The property is not over-looked and is set back from the road in a secluded cul-de-sac behind an attractive lawned and shrubbery fore garden with paved pathway extending to canopy porch with composite front door leading through to

Entrance Hallway With ceiling light point, wood effect flooring, stairs leading to the first floor accommodation and doors leading off to





Kitchen to Front 8' 10" x 6' 11" (2.69m x 2.11m) Being fitted with a range of high gloss wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine, space for fridge freezer, ceiling light point, tiled flooring, wall mounted Potterton boiler and double glazed window to front elevation

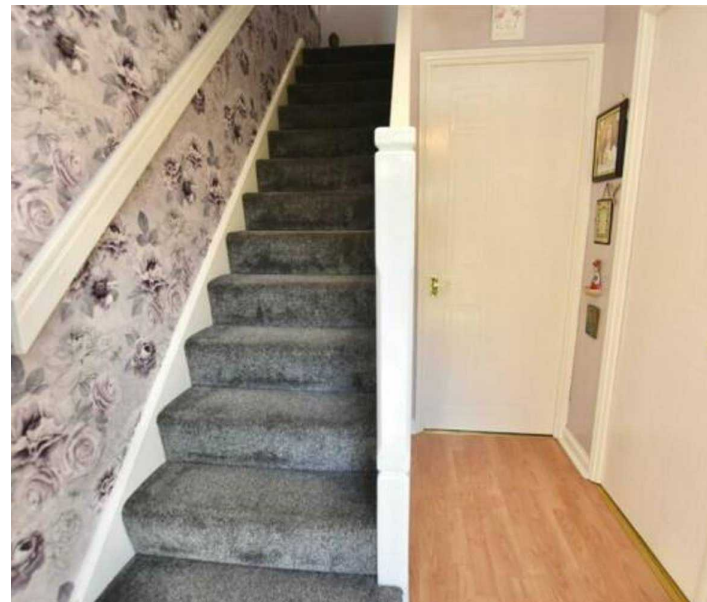
Lounge Diner to Rear 13' 5" x 12' 10" (4.09m x 3.91m) With double glazed window and door leading out to the rear garden, ceiling light point, radiator, useful under-stairs storage cupboard and feature fire surround

Accommodation on the First Floor

Landing With loft access, ceiling light point and doors leading off to

Bedroom One to Front 12' 10" x 11' 10" (3.91m x 3.61m) With two double glazed windows to front elevation, radiator, ceiling light point, built-in wardrobe and airing cupboard

Bedroom Two to Rear 11' 2" x 6' 7" (3.4m x 2.01m) With double glazed window to rear elevation, radiator and ceiling light point

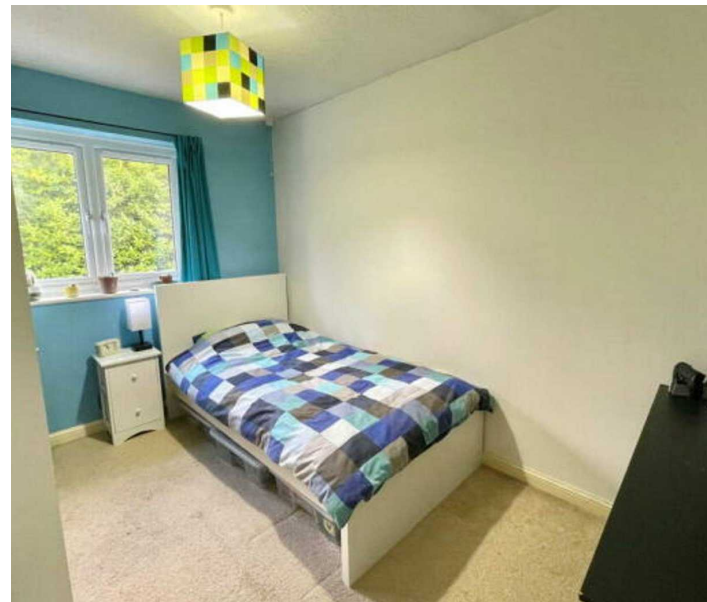
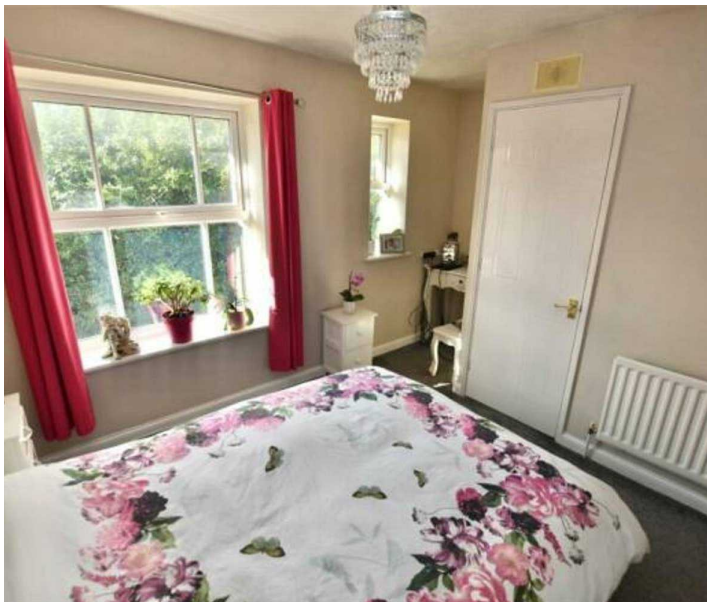




Family Bathroom to Rear Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over, low flush WC and pedestal wash hand basin, with tiling to water prone areas, wood effect flooring, obscure double glazed window to rear, radiator and ceiling light point

Rear Garden A private rear garden being mainly laid to lawn with paved patio, fencing to boundaries, timber shed and gated access to two allocated parking bays

Tenure We are advised by the vendor that the property is freehold, 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 - C





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: C

Tenure: Freehold



- Two Bedroom Mid-Terrace Property
- Set On A Quiet Cul-De-Sac
- Two Allocated Parking Spaces
- Living / Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Ideal For First-Buyers Or Investors
- Rear Garden



ITEMS INCLUDED IN THE SALE

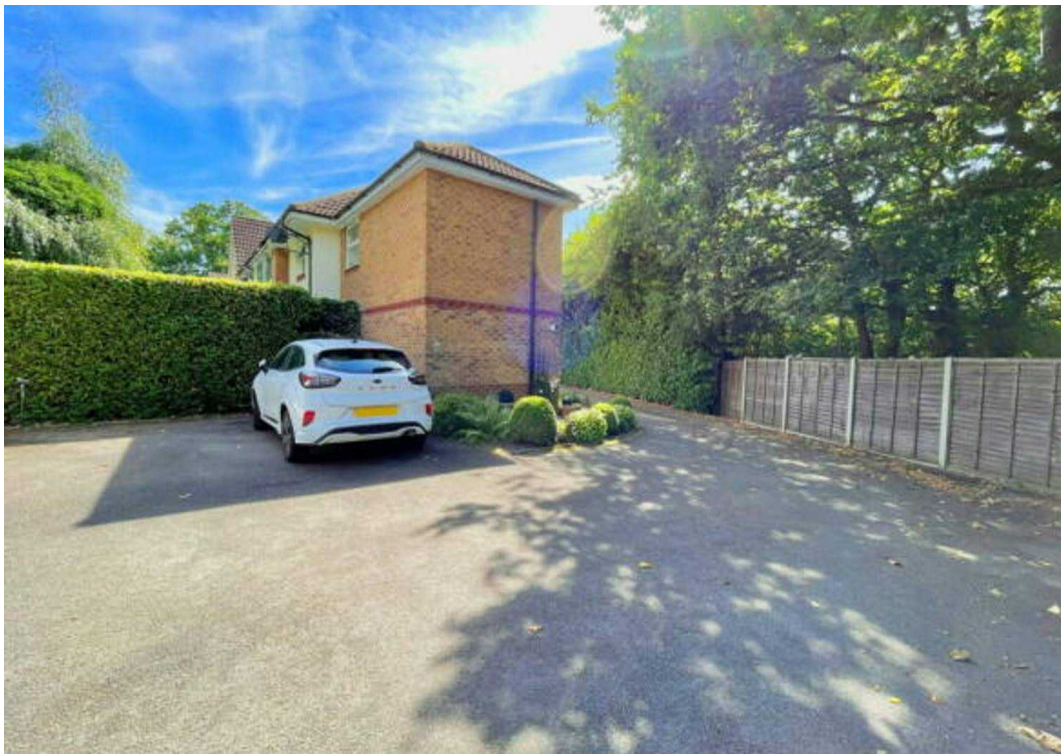
Kingswood oven, hob and extractor, all carpets and light fittings, some curtains, fitted wardrobes in bed one, garden shed.

ADDITIONAL INFORMATION

Services - Mains gas, electricity and water. Loft - Partially boarded with lighting. Broadband - Sky.

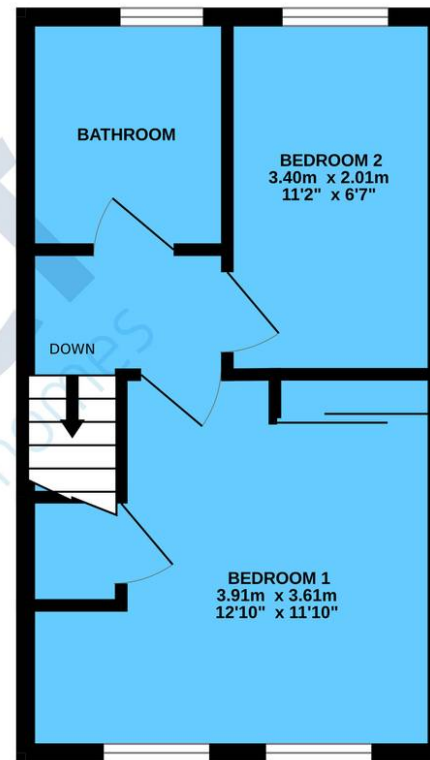
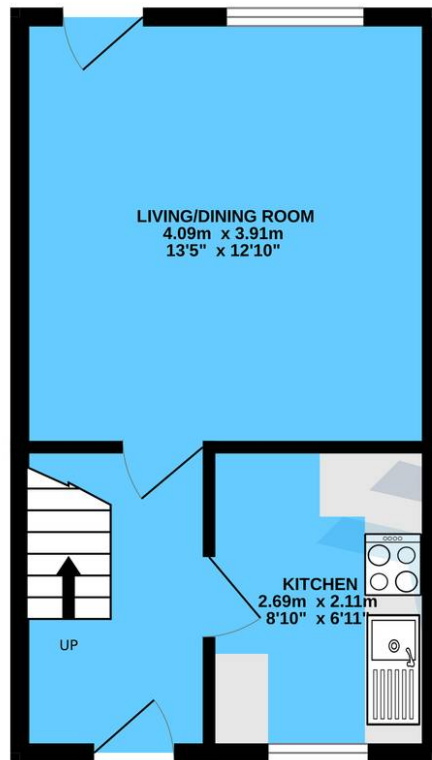
MONEY LAUNDERING REGULATIONS

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



TOTAL FLOOR AREA : 57.0 sq.m. (614 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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