



Oakslade Drive, Solihull

Offers Over £425,000





#### PROPERTY OVERVIEW

Situated in a most popular location a fantastic opportunity to purchase this impressive three bedroom spacious detached, which must be viewed internally to be appreciated. This property has been well maintained throughout, benefits from gas central heating, uPVC double glazing and has the added attraction of a landscaped rear garden. The accommodation in more detail comprises of: enclosed porch, entrance hall, living room, dining room, fitted kitchen, utility room, guest cloakroom, three good sized bedrooms, shower room, ensuite shower room, garage and landscaped garden. This vendor is also the original owner having bought this house new in December 1985.

#### 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

- Living Room
- Dining Room
- Fitted Kitchen
- Downstairs Wc
- Ensuite Shower Room
- Family Shower Room
- Garage
- Landscaped Garden





## ENCLOSED PORCH

## ENTRANCE HALL

## LIVING ROOM

18' 1" x 11' 6" (5.50m x 3.50m)

## DINING ROOM

9' 8" x 8' 6" (2.94m x 2.59m)

## KITCHEN

12' 2" x 8' 8" (3.72m x 2.65m)

## UTILITY ROOM

10' 1" x 7' 6" (3.08m x 2.29m)

## WC

4' 11" x 3' 4" (1.50m x 1.02m)

## FIRST FLOOR

## BEDROOM ONE

12' 9" x 12' 6" (3.88m x 3.80m)

## ENSUITE

4' 11" x 4' 8" (1.50m x 1.43m)

## BEDROOM TWO

10' 7" x 9' 0" (3.23m x 2.74m)

## BEDROOM THREE

9' 2" x 7' 1" (2.79m x 2.16m)

## SHOWER ROOM

6' 4" x 6' 3" (1.93m x 1.91m)

## TOTAL SQUARE FOOTAGE

Total floor area: 105.4 sq.m. = 1135 sq.ft. approx.





## **OUTSIDE THE PROPERTY**

### **GARAGE**

17' 4" x 8' 4" (5.29m x 2.53m)

### **LANDSCAPED GARDEN**

### **ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, all carpets, all curtains, a garden shed and an electric garage door.

### **ADDITIONAL INFORMATION**

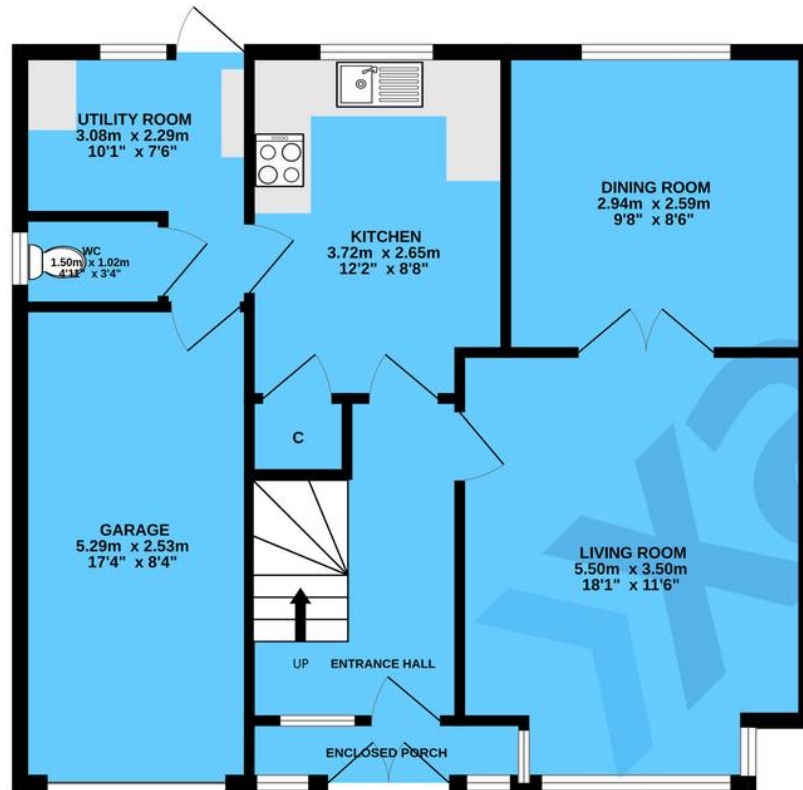
Services - mains gas, electricity and mains sewers.  
Loft space - partially boarded with ladder and lighting.

### **MONEY LAUNDERING REGULATIONS**

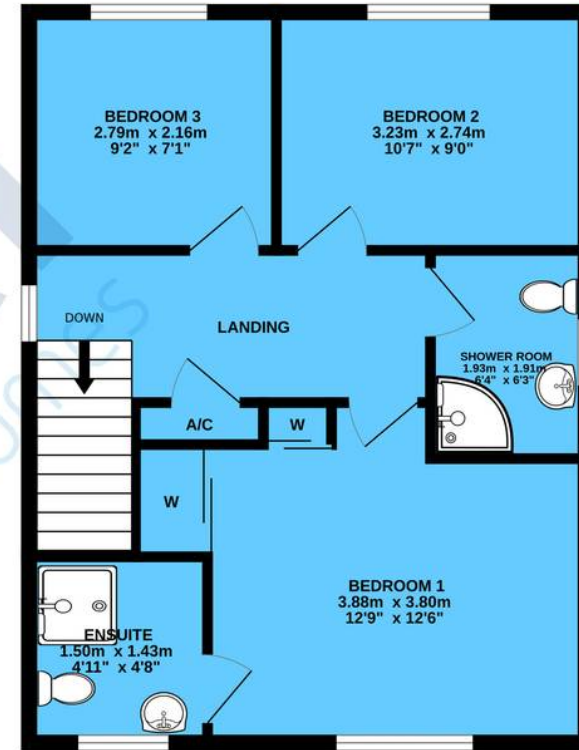
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 105.4 sq.m. (1135 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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