



Broad Oaks Road, Solihull

Guide Price £775,000





PROPERTY OVERVIEW

Set on a highly sought-after road in the heart of Solihull, this immaculately presented five bedroom semi-detached family home offers a rare opportunity to acquire a property that ticks all the boxes for comfortable family living. With the added benefit of NO UPWARD CHAIN, this residence is perfectly located just a short distance from all local amenities and schools. Approaching the property, you are greeted by a large driveway providing parking for multiple vehicles. The spacious entrance hallway sets the tone for what awaits inside, effortlessly connecting the ground floor living spaces. The ground floor boasts a modern open plan kitchen/dining room with excellent views of the rear garden and ample work surfaces for culinary enthusiasts. Two large reception rooms offer versatility, currently designated as a formal sitting room and a family room, catering to varying lifestyle needs. A large utility room with guest toilet further enhances convenience, connected to a study and a single garage. Ascending to the first floor, five generously sized bedrooms await. The large principal bedroom features fitted wardrobes, providing ample storage space. All bedrooms are serviced by a family bathroom and a separate toilet for added comfort and functionality.





Outside, the property continues to impress with a delightful rear garden offering an expansive patio seating area for outdoor entertainment and relaxation. The large lawn section with well-established borders creates a serene ambience, ideal for unwinding after a long day. The west-facing garden ensures ample sunlight throughout the day, perfect for enjoying the outdoors in your own private oasis. In summary, this exceptional family home combines prime location, meticulous presentation, and versatile living spaces to create a haven for modern family living. Contact us today to arrange a viewing and secure your slice of Solihull's desirable property market.

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: F

Tenure: Freehold





AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

- For Sale By Modern Auction - T & C's Apply
- Subject To Reserve Price
- Buyers Fees Apply
- Five Generous Sized Bedrooms Semi-Detached Family Home
- NO UPWARD CHAIN
- 0.25 Acre Plot
- Set On A Sought After Road In Solihull
- Modern Open Plan Kitchen / Diner, Two Large Reception Rooms
- Practical Utility Room & Home Office
- Delightful Easterly Facing Rear Garden, Wide Gated Resin Driveway & Garage Providing Ample Parking



PORCH

HALLWAY

SITTING ROOM

15' 1" x 11' 5" (4.61m x 3.48m)

FAMILY ROOM

16' 2" x 11' 5" (4.92m x 3.48m)

OPEN PLAN KITCHEN / DINING ROOM

16' 9" x 12' 1" (5.11m x 3.69m)

UTILITY ROOM

28' 7" x 7' 4" (8.72m x 2.24m)

STUDY

8' 11" x 3' 11" (2.73m x 1.20m)

GUEST TOILET

FIRST FLOOR

PRINCIPAL BEDROOM

16' 2" x 10' 5" (4.93m x 3.17m)

BEDROOM TWO

15' 0" x 10' 6" (4.58m x 3.19m)

BEDROOM THREE

13' 11" x 8' 11" (4.25m x 2.73m)

BEDROOM FOUR

10' 5" x 8' 10" (3.18m x 2.69m)

BEDROOM FIVE

7' 6" x 6' 1" (2.28m x 1.86m)

FAMILY BATHROOM

6' 10" x 5' 9" (2.09m x 1.75m)



OUTSIDE THE PROPERTY

GARAGE

18' 3" x 9' 0" (5.57m x 2.75m)

TOTAL SQUARE FOOTAGE

172.2 sq.m (1853 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LARGE REAR GARDEN

ITEMS INCLUDED IN THE SALE

AEG oven, hob, extractor, microwave, fridge freezer and dishwasher, Yard Master greenhouse, Gorilla electric garage doors, all carpets, blinds and light fittings and fitted wardrobes in bedrooms one, two, three and four.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - Cable. Boarded loft.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

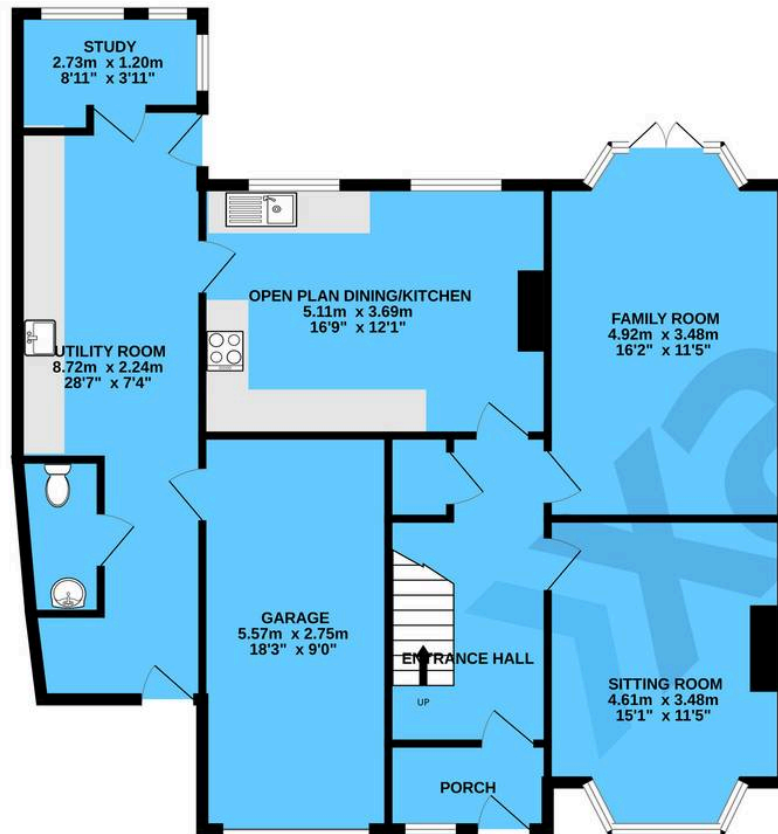
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

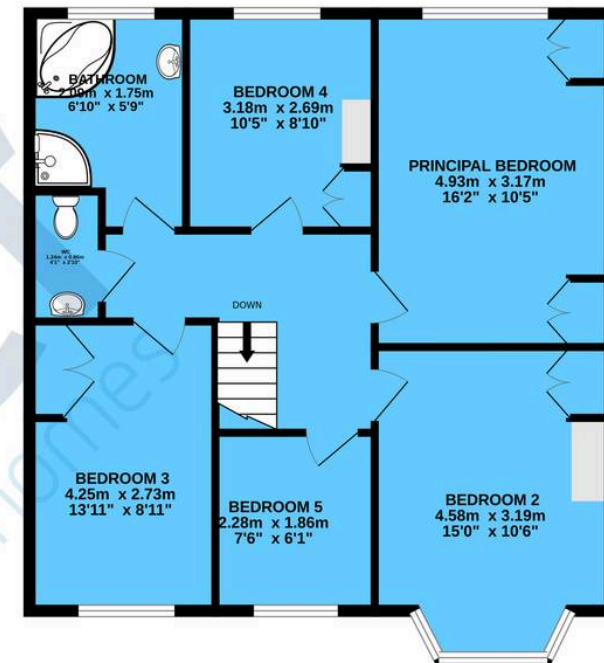
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 172.2 sq.m. (1853 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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