



Hollyoak Grove, Solihull

Offers Over £700,000





PROPERTY OVERVIEW

Nestled on a peaceful cul-de-sac within a highly coveted area and in close proximity to an array of local schools, this magnificent four-bedroom detached family home offers a prime opportunity for those seeking a property with potential to extend (subject to planning permission) and refurbish, all without the imposition of any upward chain.

Approaching the property, you are welcomed through an entrance hallway that leads to a guest cloakroom, setting the tone for the gracious layout that follows. The ground floor comprises three well-proportioned reception rooms, including a sizeable living room seamlessly transitioning into a formal dining room, offering an ideal space for both relaxation and entertaining. Sliding doors from the dining room provide easy access to the rear garden, flooding the area with natural light.



The breakfast kitchen boasts ample work surfaces and units, catering to the demands of a busy household. Additionally, the property features a spacious home office leading to a single garage, ideal for those who require a dedicated workspace.

Ascending the staircase to the first floor, you will find four generously sized bedrooms. The principal bedroom is complete with fitted wardrobes and an en-suite for added privacy and convenience, while the remaining three bedrooms are serviced by a family bathroom.



Outdoor enthusiasts will appreciate the westerly facing rear garden, offering an ideal setting for alfresco dining and relaxation. The front of the property features a driveway providing parking for multiple vehicles, ensuring practicality for modern living.

In summary, this exceptional property presents a rare opportunity for those looking to create their dream family home in a sought-after location. With its versatile layout, potential for expansion, and convenient amenities nearby, this residence offers an appealing canvas for a discerning buyer to make their mark.

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





- Four Bedroom Detached Family Home
- Set On A Quiet Cul-De-Sac
- Walking Distance To Tudor Grange School
- NO UPWARD CHAIN
- Scope For Extension / Refurbishment Subject To Planning
- Three Reception Rooms
- Breakfast Kitchen
- Principal Bedroom With En-Suite
- Westerly Facing Rear Garden
- Wide Driveway & Single Garage



ENTRANCE PORCH

ENTRANCE HALLWAY

WC

BREAKFAST KITCHEN

15' 5" x 8' 11" (4.71m x 2.71m)

DINING ROOM

13' 1" x 8' 11" (3.99m x 2.72m)

LIVING ROOM

18' 3" x 13' 0" (5.56m x 3.97m)

OFFICE

8' 11" x 8' 2" (2.73m x 2.50m)

INTEGRAL GARAGE

19' 3" x 8' 11" (5.86m x 2.73m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 1" x 12' 5" (4.00m x 3.79m)

ENSUITE

9' 4" x 4' 0" (2.85m x 1.22m)

BEDROOM TWO

12' 2" x 11' 2" (3.72m x 3.40m)

BEDROOM THREE

10' 3" x 8' 11" (3.12m x 2.71m)

BEDROOM FOUR

10' 4" x 7' 10" (3.15m x 2.39m)

BATHROOM

8' 2" x 6' 1" (2.50m x 1.86m)

TOTAL SQUARE FOOTAGE

139.3 sq.m (1499 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING

WESTERLY FACING GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in all four bedrooms, garden shed and electric garage door.

ADDITIONAL INFORMATION

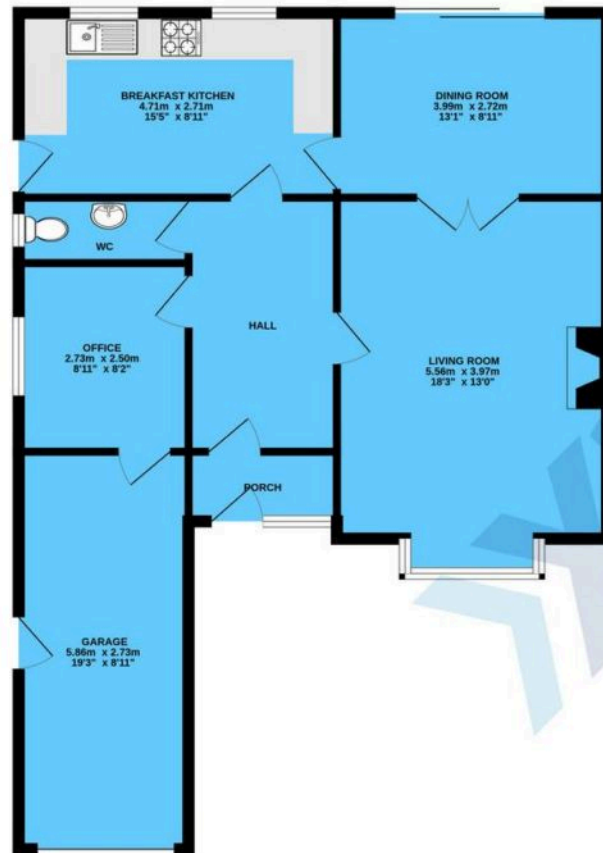
Services – direct mains water (with water meter), sewers and electricity.

INFORMATION FOR POTENTIAL BUYERS

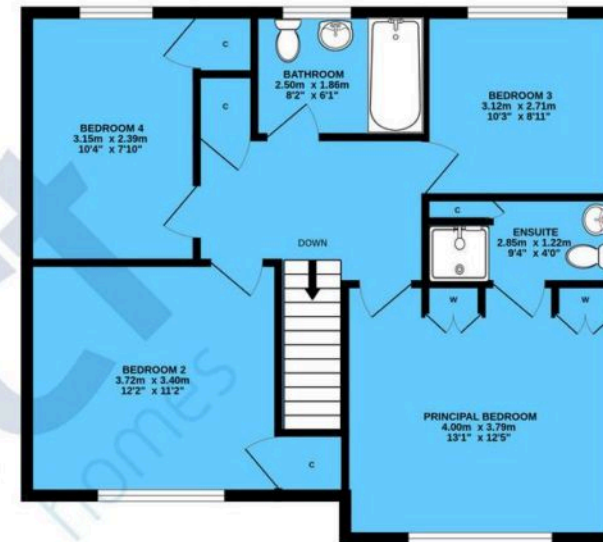
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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: 139.3 sq.m. (1499 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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