



Hollyoak Grove, Solihull

Guide Price £995,000



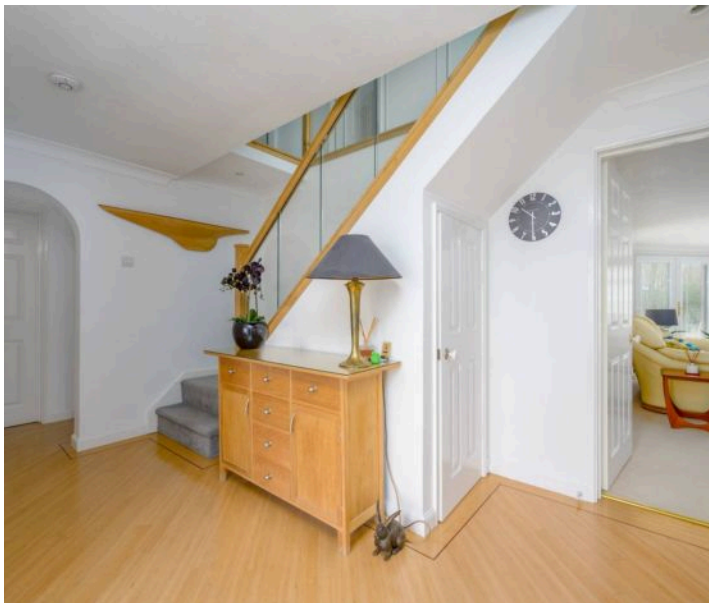


PROPERTY OVERVIEW

Situated in a most popular location, an ideal opportunity to purchase this impressive five bedroomed extended detached which must be viewed internally to be appreciated. The property which has been immaculately maintained and decorated, benefits from UPVC double glazing, gas central heating and stands within the Tudor Grange Academy catchment.

This superb energy saving home briefly comprises of:- entrance hall, guest cloakroom, dining room, living room, extended kitchen/diner, snug, study, laundry/utility room, gardeners wc, five bedrooms, two ensuite bathrooms, family bathroom, double garage, south west facing rear garden with workshop/home office.

- Sought After Location
- Large Five Bedroomed Family Detached Home
- Immaculately Maintained & Decorated
- Solar Panels
- Gas Central Heating
- Four Reception Rooms
- Large Extended Kitchen/Diner
- Two Ensuite Bathrooms
- Double Garage





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: G

Tenure: Freehold

ENTRANCE HALL

WC

LIVING ROOM

23' 11" x 16' 1" (7.29m x 4.90m)

DINING ROOM

17' 4" x 12' 10" (5.28m x 3.91m)

SNUG

10' 7" x 9' 8" (3.23m x 2.95m)

STUDY

8' 2" x 7' 10" (2.49m x 2.39m)

KITCHEN/DINER

21' 1" x 15' 6" (6.43m x 4.72m)

UTILITY

14' 7" x 5' 8" (4.45m x 1.73m)

WC

INTEGRAL DOUBLE GARAGE

17' 4" x 15' 4" (5.28m x 4.67m)



FIRST FLOOR

BEDROOM ONE

15' 9" x 14' 8" (4.80m x 4.47m)

ENSUITE

12' 10" x 7' 4" (3.91m x 2.24m)

BEDROOM TWO

15' 7" x 12' 3" (4.75m x 3.73m)

ENSUITE

12' 10" x 7' 8" (3.91m x 2.34m)

BEDROOM THREE

12' 3" x 10' 10" (3.73m x 3.30m)

BEDROOM FOUR

13' 0" x 7' 11" (3.96m x 2.41m)

BEDROOM FIVE

9' 9" x 8' 3" (2.97m x 2.51m)

BATHROOM

10' 7" x 8' 0" (3.23m x 2.44m)

TOTAL SQUARE FOOTAGE

248 sq.m (2669 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

SOUTH WEST FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, induction hob, extractor fan, microwave oven and grill, fridge/freezer, dishwasher, tumble dryer, all carpets, solar panels, workshop/home office, garden shed and fitted wardrobes in four bedrooms.



ADDITIONAL INFORMATION

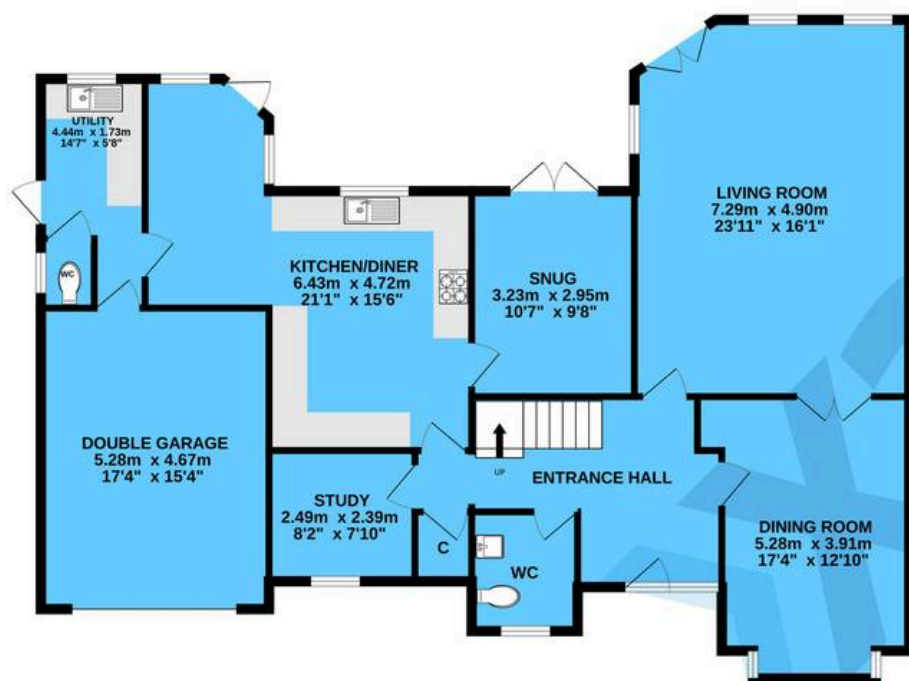
Services - water on a meter, mains gas, electricity and sewers. Broadband - Plusnet. Loft space - part boarded with ladder and lighting.

INFORMATION FOR POTENTIAL BUYERS

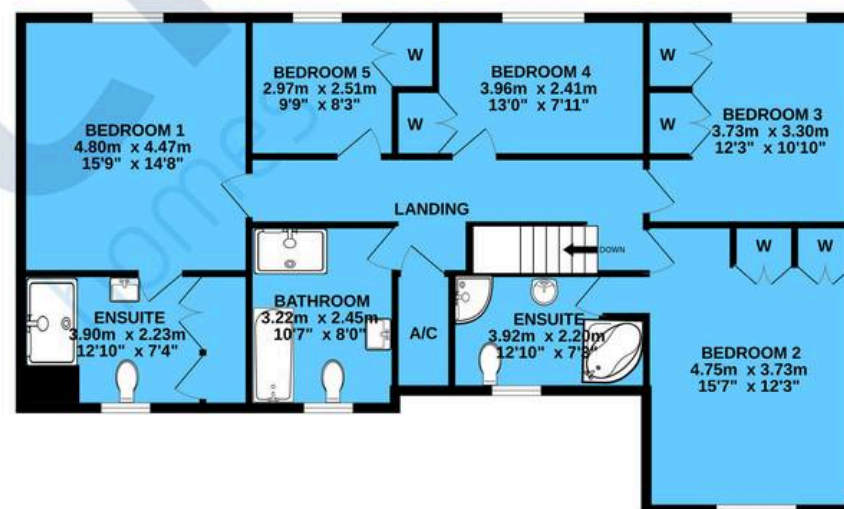
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 248.0 sq.m. (2669 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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