



Oldway Drive, Solihull

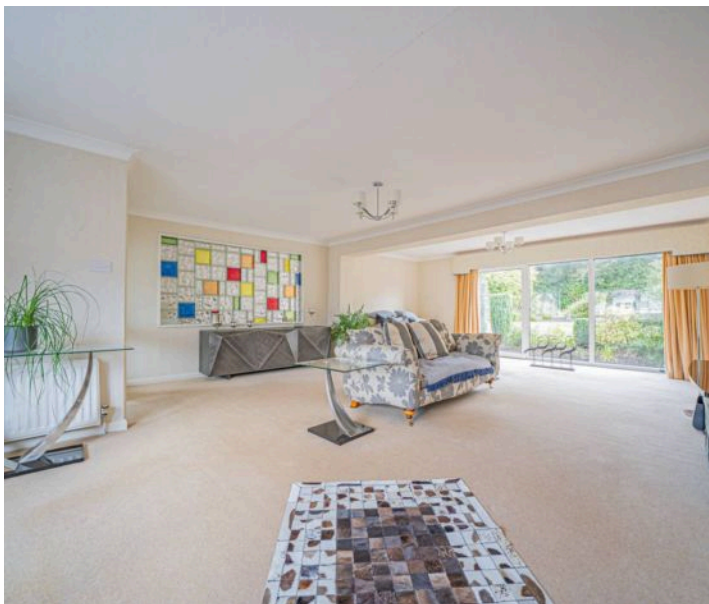
Guide Price £950,000





PROPERTY OVERVIEW

Nestled in the heart of Solihull, this exceptional four-bedroom detached dormer bungalow offers a tranquil retreat on a peaceful cul-de-sac mere moments away from the vibrant town centre with the added benefit of NO UPWARD CHAIN. Approached through a long driveway and foregarden, this property boasts a superb plot. Upon entering, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the home. The ground floor features two generously sized reception rooms, including a large dual-aspect living room that provides stunning views of the rear garden. Additionally, there is a formal dining room, perfect for hosting gatherings. The fitted breakfast kitchen boasts ample surfaces with a practical utility area attached, ensuring both style and functionality. A guest cloakroom adds convenience to the layout. The principal bedroom on the ground floor is a luxurious retreat, complete with a large en-suite bathroom and fitted wardrobes. Upstairs, three spacious double bedrooms await, each flooded with natural light and served by a family bathroom. The open and spacious landing offers additional storage space, ensuring a clutter-free living environment.





Outside, the large rear garden is beautifully maintained, offering a serene escape with a patio seating area for outdoor entertainment. A notable feature of this property is the expansive driveway to the front, leading to a double garage, providing ample parking space for residents and guests alike. In conclusion, this meticulously designed property seamlessly blends comfort, style, and functionality, making it a truly exceptional opportunity for those seeking a peaceful yet convenient lifestyle in the heart of Solihull.

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

- Four Bedroom Detached Dormer Bungalow
- NO UPWARD CHAIN
- Set On A Peaceful Cul-De-Sac
- Short Distance From Town Centre
- Abundance Of Natural Light Throughout
- Two Large Reception Rooms
- Fitted Breakfast Kitchen
- Family Bathroom & En-Suite
- Large Rear Garden
- Double Garage & Utility



PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

27' 4" x 18' 11" (8.33m x 5.77m)

FORMAL DINING ROOM

21' 10" x 11' 3" (6.65m x 3.43m)

BREAKFAST KITCHEN

13' 11" x 11' 0" (4.24m x 3.35m)

UTILITY

26' 9" x 5' 7" (8.15m x 1.70m)

PRINCIPAL BEDROOM

23' 3" x 13' 3" (7.09m x 4.04m)

ENSUITE

6' 10" x 6' 8" (2.08m x 2.03m)

FIRST FLOOR

BEDROOM TWO

14' 9" x 14' 6" (4.50m x 4.42m)

BEDROOM THREE

16' 3" x 12' 0" (4.95m x 3.66m)

BEDROOM FOUR

11' 2" x 8' 11" (3.40m x 2.72m)

BATHROOM

8' 11" x 6' 10" (2.72m x 2.08m)



OUTSIDE THE PROPERTY

DOUBLE GARAGE

23' 4" x 17' 11" (7.11m x 5.46m)

TOTAL SQUARE FOOTAGE

257.3 sq.m (2770 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LARGE & BEAUTIFULLY MAINTAINED REAR GARDEN

PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, garden shed, electric garage door, all carpets, blinds and light fittings and some curtains.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - ADSL copper wire.



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.

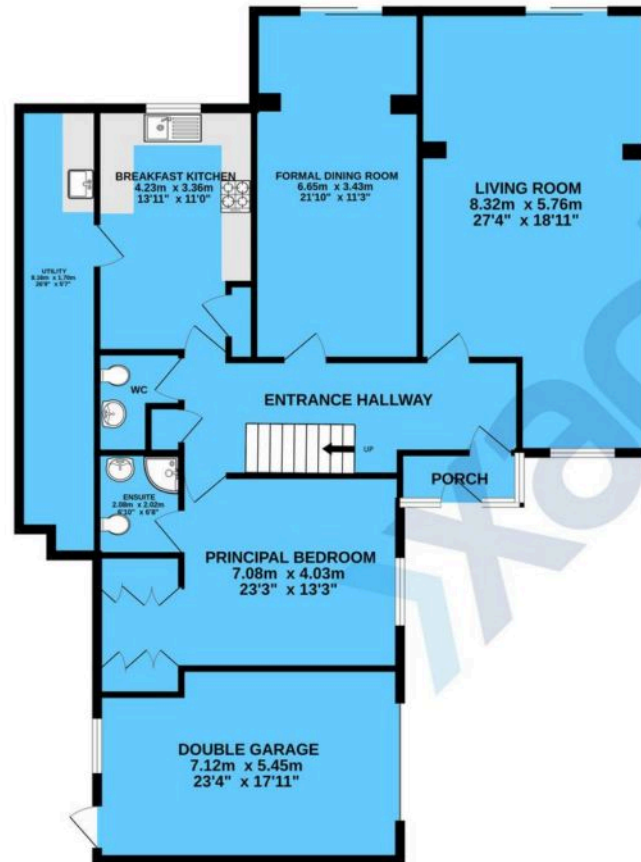
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

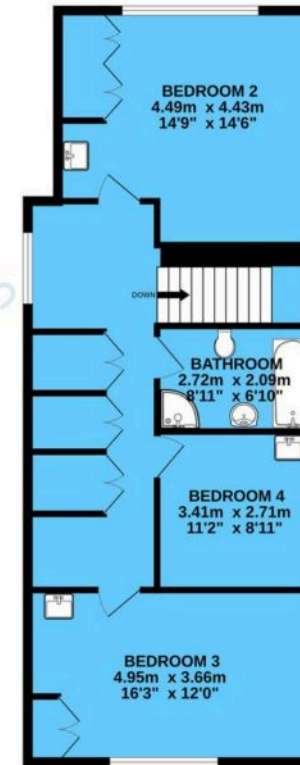
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 257.3 sq.m. (2770 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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