



Oakland Close, Solihull

Guide Price £735,000





PROPERTY OVERVIEW

Situated in secure gated entrance just off Hampton Lane, within easy walking distance to Solihull Town Centre and Solihull School and offered to the market with NO UPWARD CHAIN is this fantastic and impressive five bedroom detached property.

The property has been well maintained throughout and benefits from gas central heating, UPVC double glazing with a Juliet balcony, floor to ceiling windows and has the added attraction of five good sized bedrooms, three bathrooms and a South facing garden.

The accommodation briefly comprises: canopy porch, impressive entrance hall, guest cloakroom, attractive lounge, study, family dining room, luxury fitted breakfast/kitchen, conservatory, utility room, five bedrooms, three bathrooms, detached oversized double garage and South facing rear garden.





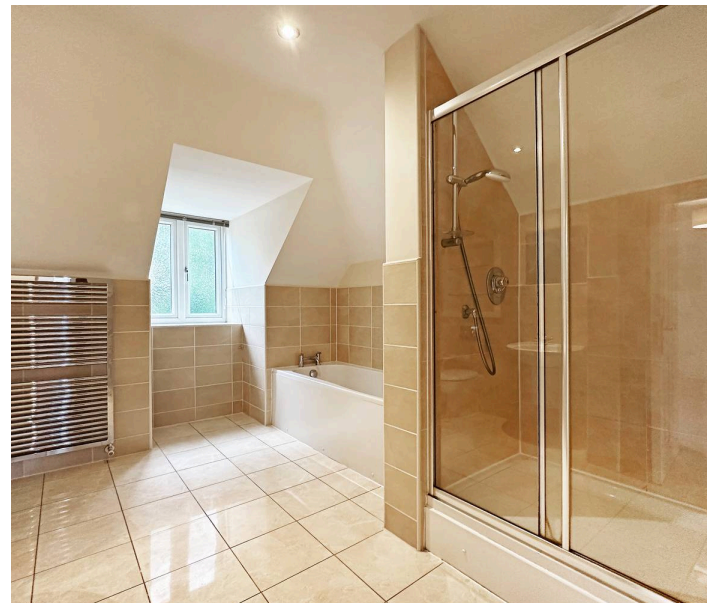
PROPERTY LOCATION

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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold

- Walking Distance To Solihull Town Centre
- Secure Private Gated Entrance
- Impressive Five Bedroom Detached
- No Upward Chain
- Immaculately Maintained & Decorated Throughout
- Family/Dining Room
- Luxury Fitted Kitchen
- Three Bathrooms
- Detached Oversized Double Garage





CANOPY PORCH

IMPRESSIVE ENTRANCE HALL

GUEST CLOAKROOM

LOUNGE

16' 0" x 14' 9" (4.87m x 4.49m)

STUDY

10' 8" x 5' 11" (3.26m x 1.81m)

FAMILY/DINING ROOM

14' 1" x 11' 5" (4.29m x 3.47m)

BREAKFAST KITCHEN

11' 7" x 11' 1" (3.54m x 3.37m)

CONSERVATORY

13' 0" x 12' 6" (3.95m x 3.81m)

UTILITY ROOM

9' 0" x 5' 4" (2.74m x 1.62m)

FIRST FLOOR

LANDING

BEDROOM ONE

14' 10" x 13' 11" (4.52m x 4.23m)

ENSUITE SHOWER ROOM

BEDROOM THREE

11' 9" x 11' 1" (3.59m x 3.37m)

BEDROOM FIVE

15' 2" x 11' 4" (4.63m x 3.45m)

JACK AND JILL BATHROOM

SECOND FLOOR

BEDROOM TWO

18' 3" x 11' 10" (5.55m x 3.60m)

BEDROOM FOUR

13' 5" x 11' 3" (4.09m x 3.43m)

JACK AND JILL BATHROOM



OUTSIDE THE PROPERTY

DOUBLE GARAGE

SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven (x2), integrated hob, extractor, fridge/freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings and electric garage door.

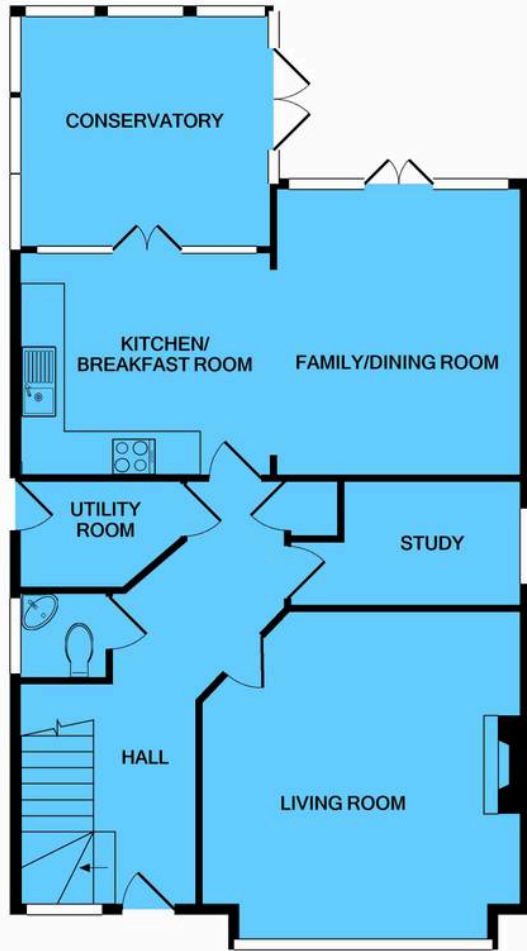
ADDITIONAL INFORMATION

Services: Mains gas, electricity and water.

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.

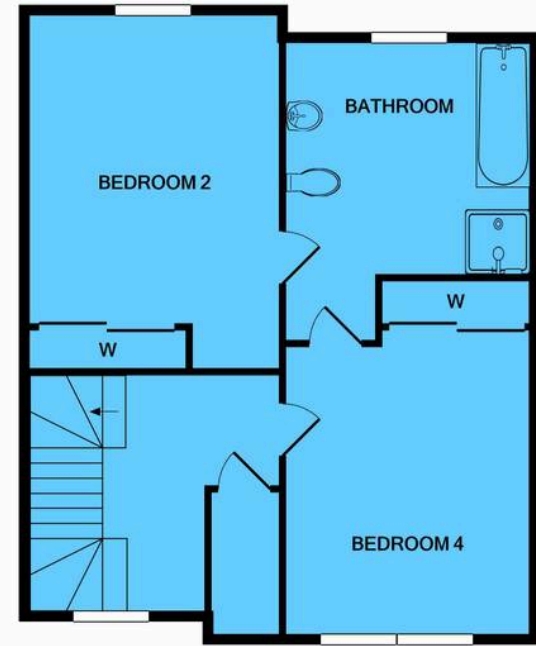




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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