



Broad Oaks Road, Solihull

Guide Price £600,000

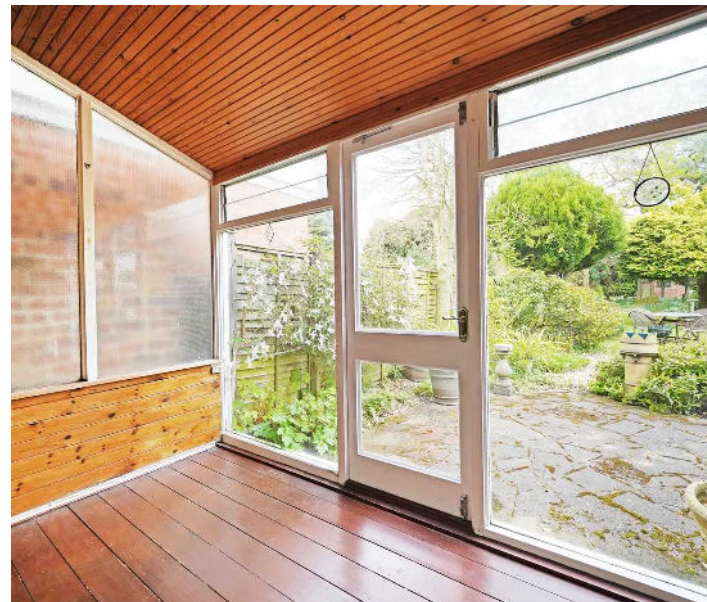




PROPERTY OVERVIEW

Presenting a wonderful opportunity, this four-bedroom semi-detached property offers a comfortable and spacious family home. Situated in a highly sought-after location and boasting a 'No Upward Chain' status, this residence is ready to welcome its new owners without delay.

Upon entrance, a large hallway sets the tone, leading to a fitted kitchen/diner that offers a delightful view of the rear garden. Two additional reception rooms on the ground floor, flooded with natural light, provide versatile spaces for relaxation and entertainment. Notably, a spacious dining room with an attached conservatory overlooks the rear garden, adding charm to the property. The practical utility room and single garage complement the ground floor space.





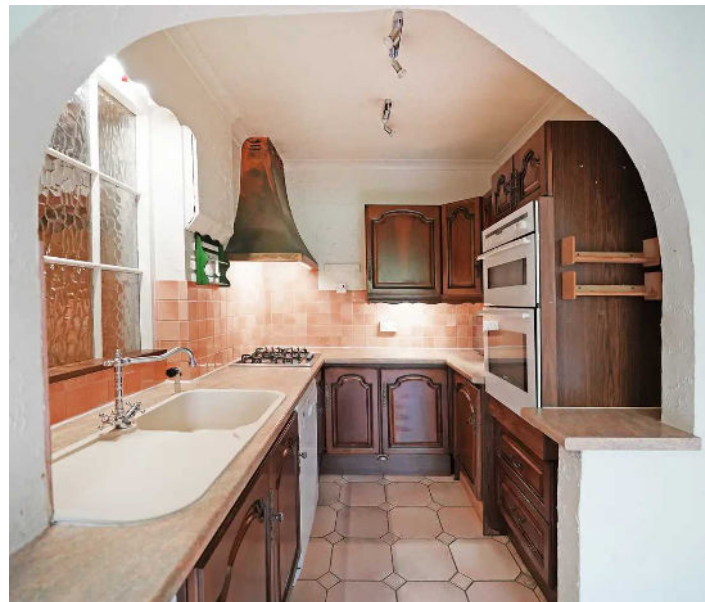
Upstairs, the property offers four well-proportioned bedrooms, three of which are generous doubles. A family bathroom serves all bedrooms, ensuring convenience for the household. Outside, a well-maintained and private rear garden adds further appeal to this inviting family abode, while the front features a lawn foregarden and a driveway for ample parking. With potential to extend subject to planning permission, this property promises both comfort and future possibilities.

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: E

Tenure: Freehold





- Four Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- Potential To Extend Subject To Planning Permission
- Delightful Rear Garden
- Fitted Kitchen / Diner
- Spacious Dining With Conservatory
- Three Double Bedrooms
- Large Driveway & Single Garage
- Early Viewing Essential

PORCH

HALLWAY

KITCHEN / DINER

13' 3" x 10' 2" (4.04m x 3.10m)

LOUNGE

13' 1" x 12' 10" (4.00m x 3.90m)

DINING ROOM

14' 9" x 11' 6" (4.50m x 3.50m)

CONSERVATORY

11' 6" x 5' 7" (3.50m x 1.70m)

UTILITY ROOM

18' 10" x 9' 2" (5.73m x 2.80m)

CLOAKROOM

6' 9" x 3' 3" (2.07m x 1.00m)

FIRST FLOOR

BEDROOM ONE

13' 0" x 12' 8" (3.96m x 3.85m)

BEDROOM TWO

14' 8" x 11' 8" (4.48m x 3.55m)

BEDROOM THREE

10' 2" x 10' 0" (3.10m x 3.06m)

BEDROOM FOUR

8' 8" x 6' 11" (2.64m x 2.10m)



**BATHROOM**

6' 3" x 6' 2" (1.90m x 1.89m)

TOTAL SQUARE FOOTAGE

Total floor area: 159.0 sq.m. = 1711 sq.ft. approx.

OUTSIDE THE PROPERTY**WELL MAINTAINED AND PRIVATE REAR GARDEN****GARAGE**

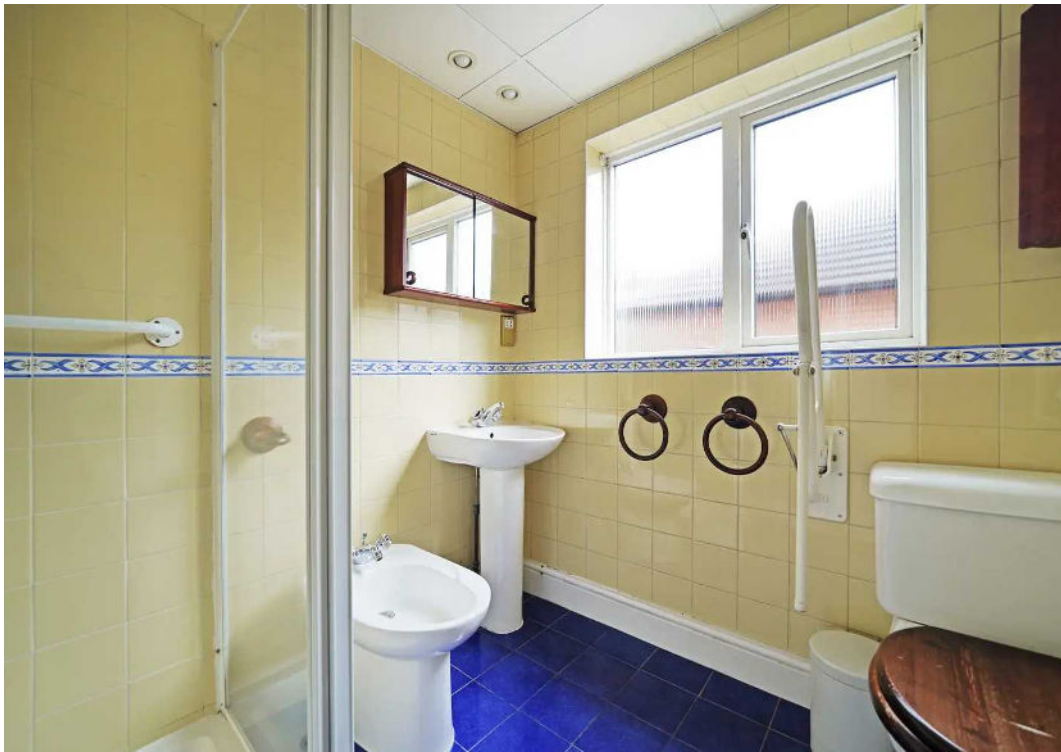
15' 3" x 9' 2" (4.64m x 2.80m)

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.

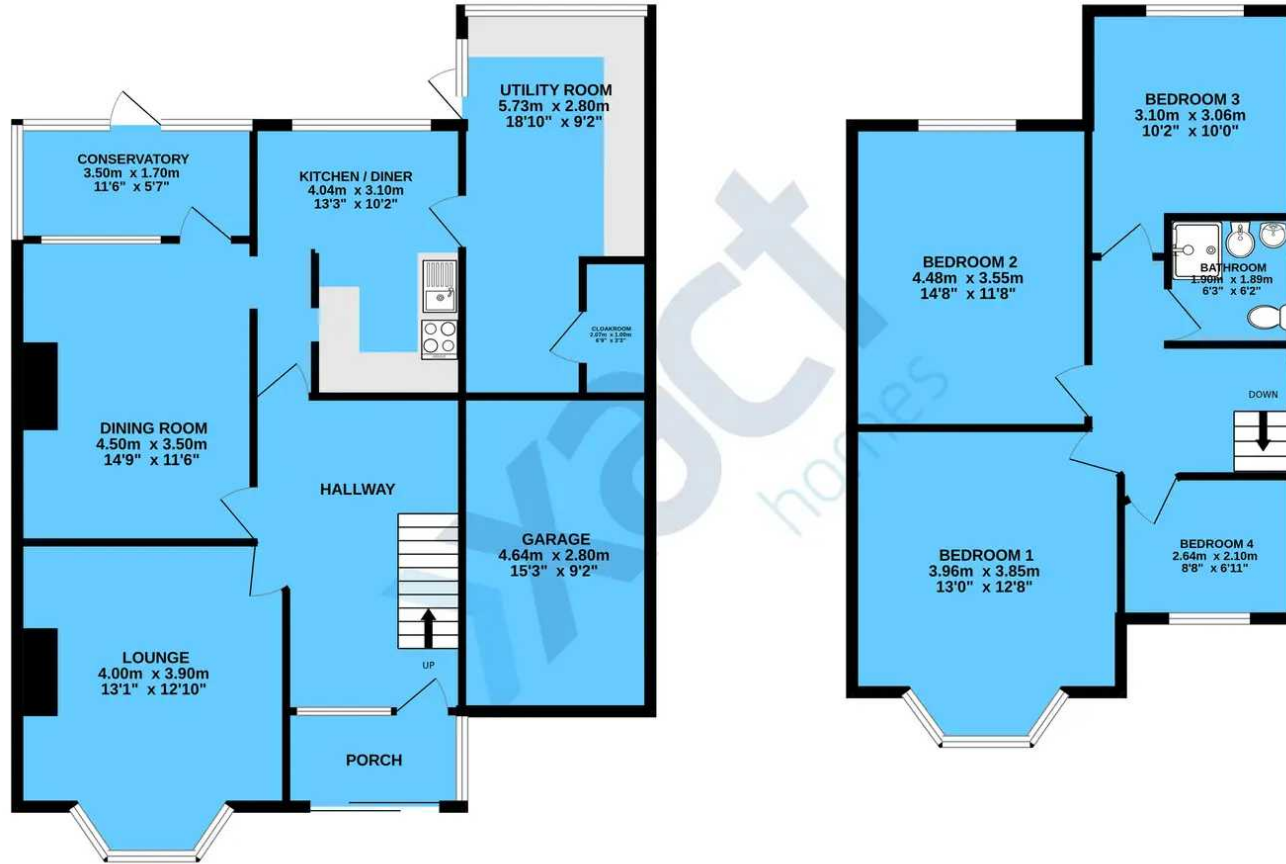
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 159.0 sq.m. (1711 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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