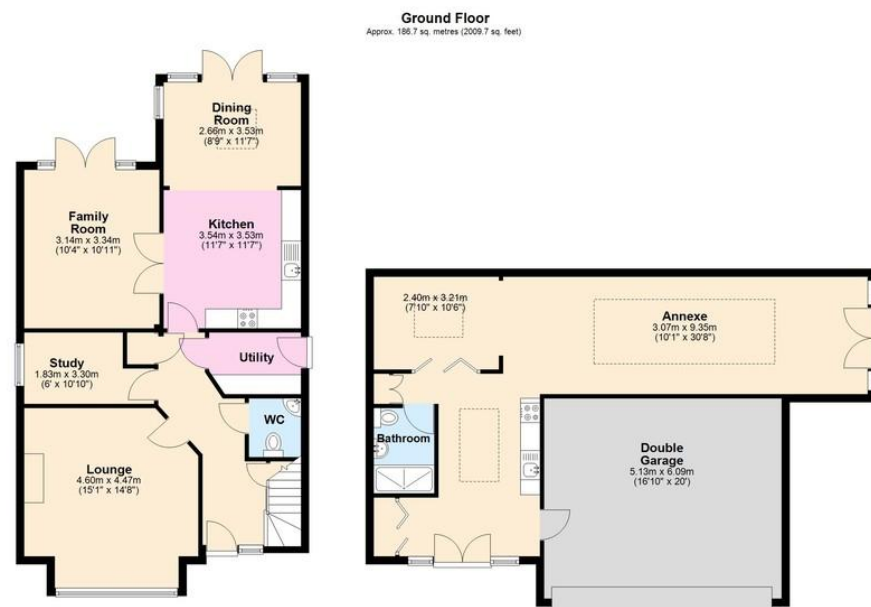
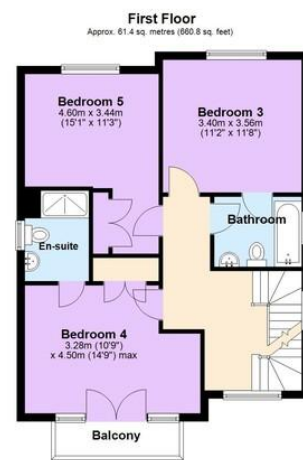




Floor Layout



Ground Floor  
Approx. 186.7 sq. metres (2009.7 sq. feet)



First Floor  
Approx. 61.4 sq. metres (660.9 sq. feet)



Second Floor  
Approx. 59.8 sq. metres (643.8 sq. feet)

Total area: approx. 307.9 sq. metres (3314.3 sq. feet)

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. Made with Metropix ©2019.

Total approx. floor area (3314 sqft)



Oakland Close

Solihull

B91 2QB

Asking Price Of £975,000

- Five Bedroom Family Home
- Detached House with Annex
- Two Reception Rooms
- Four Bathrooms
- Gated Residential Development



Oakland Close,  
Solihull, B91 2QB  
Asking Price Of £975,000



## Property Description

**DESCRIPTION** A comfortable and practical family home occupying a large corner plot within a prestigious gated development off Hampton Lane, within easy walking distance of Solihull Town Centre. The house itself is set across three floors, with a separate annex and double garage. With over 3300sqft of internal accommodation, and modern features such as Nest dual zone control heating SONOS ceiling speakers across all floors, and Fibre Optic Broadband. The ground floor accommodation comprises an entrance hallway way with utility room, WC, and study off, with doors leading to the lounge and kitchen / dining room. There is second living room off the kitchen with doors leading to the back garden. The annex features a generous multi-functional area with underfloor heating throughout, a kitchenette, separate Worcester Bosch boiler, a large shower room, and double garage. The first floor offers three well-proportioned double bedrooms, all with built in wardrobes. Two of the bedrooms have ensuite bathrooms, and there is a family bathroom as well. The top floor features two large double bedrooms and is currently being used as a full bedroom suite with one of the rooms as a dressing room. There is an ensuite bathroom with separate bath and shower. To the rear of the property is a landscaped south facing garden with a patio area featuring Marazzi tiling, built in drainage, and mains water supply. External power sockets are found to the front and rear of the property, and parking is available at the front and side driveway and the double garage.

**LOCATION** Oakland Close is set within a gated residential development, off Hampton Lane, with Solihull town centre is well within walking distance, and Solihull School's Warwick Road Campus is approximately a 6-minute walk (0.4 miles). Birmingham International Airport is circa 10 minutes' drive away, and it takes circa 30 minutes to drive to Birmingham City Centre. 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 is within an approximate 10/15-minute drive and the M42



REASSURINGLY LOCAL



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

**JAMES LAURENCE ESTATE AGENTS Agents Note:** We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** Freehold

**Services:** All mains' services are connected to the property.

**Local Authority:** Solihull Metropolitan Borough Council

**Council Tax Band:** G

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

**Free Valuation:** Please contact the office on to make an appointment.

**Residential Lettings and Management:** If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

**Conveyancing:** Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

**Financial Services:** James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.

**Further Material Information:**

**Part A**

**Council Tax / Domestic Rates:** G  
**Asking price:** £975,000  
**Tenure\*:** Freehold

**Part B**

**Property type:** Detached House  
**Property construction:** Purpose built.  
**Number and types of room:** Five Bedrooms  
**Electricity supply:** Mains  
**Water supply:** Mains  
**Sewerage:** Mains  
**Heating:** Gas  
**Broadband:** We recommend you complete your own investigation.  
**Mobile signal/coverage:** We recommend you complete your own investigation.  
**Parking:** Yes – Two Secure Off-Road Spaces, and double garage.



To book a viewing  
of this property:

**Call:**  
0121 4565454

**Email:**  
edgbaston@jameslaurenceuk.com

