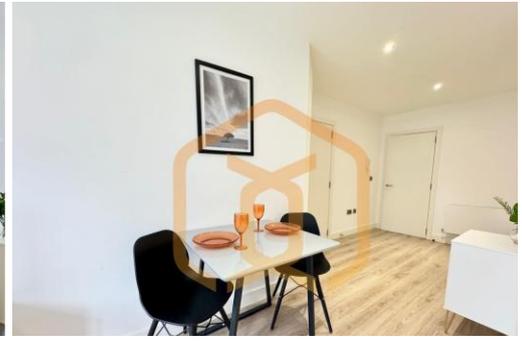


Broadoaks, 548 Streetsbrook Rd, B91 1QY

Welcome to Broadoaks – a contemporary and stylish apartment located in one of Solihull’s most sought-after residential areas. This modern, well-presented property offers a perfect blend of comfort and convenience, set within beautifully maintained communal grounds. Ideally situated on the prestigious Streetsbrook Road, this home benefits from excellent transport links, top-rated schools, and easy access to Solihull town centre. Whether you're a first-time buyer, downsizer, or investor, this property ticks all the boxes for quality, location, and lifestyle.

- Modern Suite Property
- Good Condition and Ready to Occupy
- EPC Rating C & Council Tax Band B
- Secure Gated Parking Included

Asking Price of £160,000



Property Description

The vicinity of 548 Streetsbrook Road was once the site of Silhill Hall, a significant manor house dating back to the 13th century. Originally known as Solihull Hall, it was owned by various prominent families over the centuries, including the Middlemore family in the 1500s, the Gough family from 1717, the Chattock family from 1834 to 1904, and the Morris family from 1904 to 1949. The hall stood for approximately 700 years before its illegal demolition in 1966.

Broadoaks Development

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LIVING ROOM This cozy modern suite features an open-plan living area with a light-colored sofa, perfect for relaxing and unwinding. In front of the sofa sits a round marble-top coffee table-ideal for your morning coffee or evening drink-anchored by a patterned rug that leads to the TV cabinet, where you can binge-watch your favorite shows.

Light wood laminate flooring flows throughout the living space, creating a bright and cohesive atmosphere, while recessed ceiling lights provide

ample, elegant illumination.

KITCHEN The contemporary kitchen boasts sleek, glossy cabinets in a soft grey-beige tone, complemented by black countertops for a striking contrast and refined finish. Integrated Zanussi appliances and under-cabinet lighting complete the modern, high-end aesthetic.

BEDROOM The bedroom features a cozy, modern open design with a clean, minimalist aesthetic. A built-in wardrobe offers ample space to neatly store all your stylish clothing, keeping everything organized and within easy reach.

Crisp white walls reflect light, enhancing the room's airy and spacious feel. Above the bed, a single piece of minimalist wall art adds a subtle touch of sophistication, while recessed ceiling lighting provides seamless, even illumination.

The light wood laminate flooring extends from the living area, ensuring a harmonious design flow throughout the apartment.

BATHROOM The bathroom is a sleek, modern retreat, thoughtfully designed with a minimalist aesthetic. Fully tiled in a soft matte grey finish, the space exudes a clean, contemporary elegance, with recessed ceiling lights enhancing the tiles' subtle texture.

Key features include:

A wall-mounted floating toilet with a concealed cistern, creating a spacious, clutter-free look.

A modern flush plate in a polished chrome finish for a refined touch.

A compact floating vanity with a rectangular basin and

minimalist single-lever faucet.

A large mirror above the sink, amplifying the sense of space and light.

A full-length bathtub paired with a mounted glass screen and rainfall showerhead for a luxurious bathing experience.

Wall-mounted controls to maintain the streamlined, uncluttered design.

The result is a harmonious blend of functionality and sophistication, perfect for relaxation.

Ownership- 100%

Tenure- Leasehold. We are advised by the vendor that there is approx.245 years remaining on the current lease.

Service Charge- We are advised by the vendor that the current service charge is approx. £1400.00 per annum with review period of TBC

Ground Rent- We are advised by the vendor that the current ground rent is approx. £0.00 per annum (Peppercom Lease) with review period of TBC

* Lease, ground rent and service charge details have been provided by the seller and their accuracy cannot be guaranteed. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

Services- Mains Water, mains electricity and mains drainage

Local Authority- Birmingham City Council, Council House, Victoria Square, Birmingham, B1 1BB

Council Tax Band- TBC

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Essence has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Essence has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements