



DM&Co.
YOUR PREMIUM AGENT

**86 BROAD OAKS ROAD
SOLIHULL
B91 1HZ**

Striking five bed detached home with an open plan kitchen diner, extended by the current owners in 2012. Located within walking distance of Solihull Train Station and boasting a large private south-west facing garden, this contemporary property is the perfect family home.



DM&Co.

YOUR PREMIUM AGENT

BROAD OAKS ROAD – SOLIHULL

Welcome to a home that effortlessly marries style with practicality. The interiors of this property are striking, characterised by intriguing architecture that captivates. Designed for the entertainer as well as growing families craving space, it offers a large open plan kitchen/diner, a lounge with bi-fold doors and a feature fireplace, a snug, and a home office. Additionally, the property is equipped with sixteen solar panels, two en-suites, a family bathroom, and a magnificent principal bedroom with an open bathroom and his and hers walk-in wardrobes. The expansive landscaped south-west facing garden and an integral double garage round off this remarkable home.



Upon entering the luminous hallway, a variety of rooms greet you, each tailored for modern living. The home office suits those working remotely, and the snug is a haven for relaxation. The lounge, accentuated by its bi-fold doors, is primed for hosting and seamlessly integrates with the kitchen diner.

At the heart of the home, this space boasts a central island with a Dekton countertop, 1.5 Franke Sink, double Bosch ovens, a Fisher & Paykel dishwasher, and extensive cupboards. It's a sanctuary for those with culinary flair or for unwinding with a beverage. Adjacent are the utility and integral garage, which offers direct access to the garden.







The upper level showcases five generous double bedrooms, all featuring built-in wardrobes. The principal bedroom stands out with its lofty ceilings, open bathroom, and his and hers walk-in wardrobes. The second bedroom is also en-suite, and three additional double bedrooms and a family bathroom ensure ample space for all.







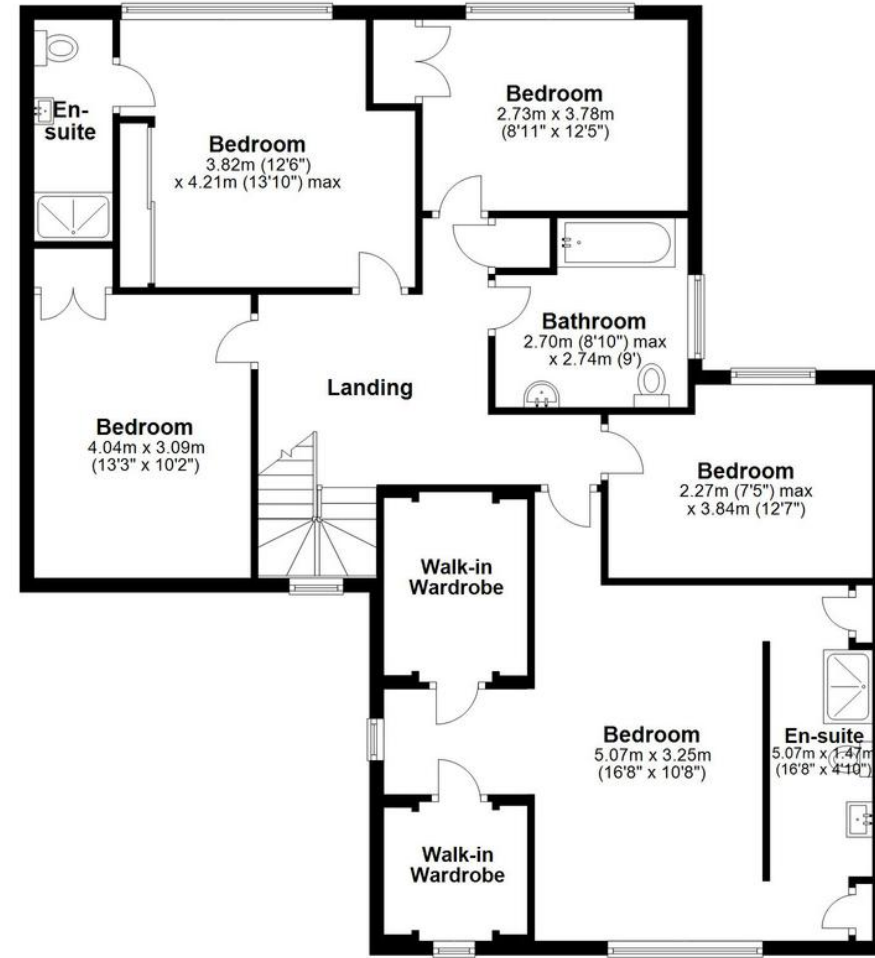
Externally, the property doesn't disappoint. Bi-fold doors from both the lounge and kitchen/diner lead to a full width slate patio and a meticulously landscaped south-facing garden with mature borders. This garden is apt for both entertaining and play, with a section dedicated to vegetable cultivation. A spacious driveway, capable of housing five to eight cars, and an integral double garage ensure ample parking.



Ground Floor
Approx. 157.3 sq. metres (1693.4 sq. feet)



First Floor
Approx. 115.4 sq. metres (1242.1 sq. feet)



Total area: approx. 272.7 sq. metres (2935.5 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FEATURES

- Modern, Extended, Five Bedroom Detached
- Large Open Plan Kitchen/Diner
- Spacious linked Lounge with Bi-Fold Doors
- Snug/Games Room
- 16 Solar Panels
- Principal Bedroom with His/Hers Walk-In Wardrobes
- Two En-Suites & Family Bathroom
- Expansive South-West Facing Garden
- Integral Double Garage
- Walking Distance to Solihull Train Station

SIZE Total - 2,935 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL - F

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	16 Mbps	1 Mbps
Superfast	71 Mbps	16 Mbps
Ultrafast	1000 Mbps	1000 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

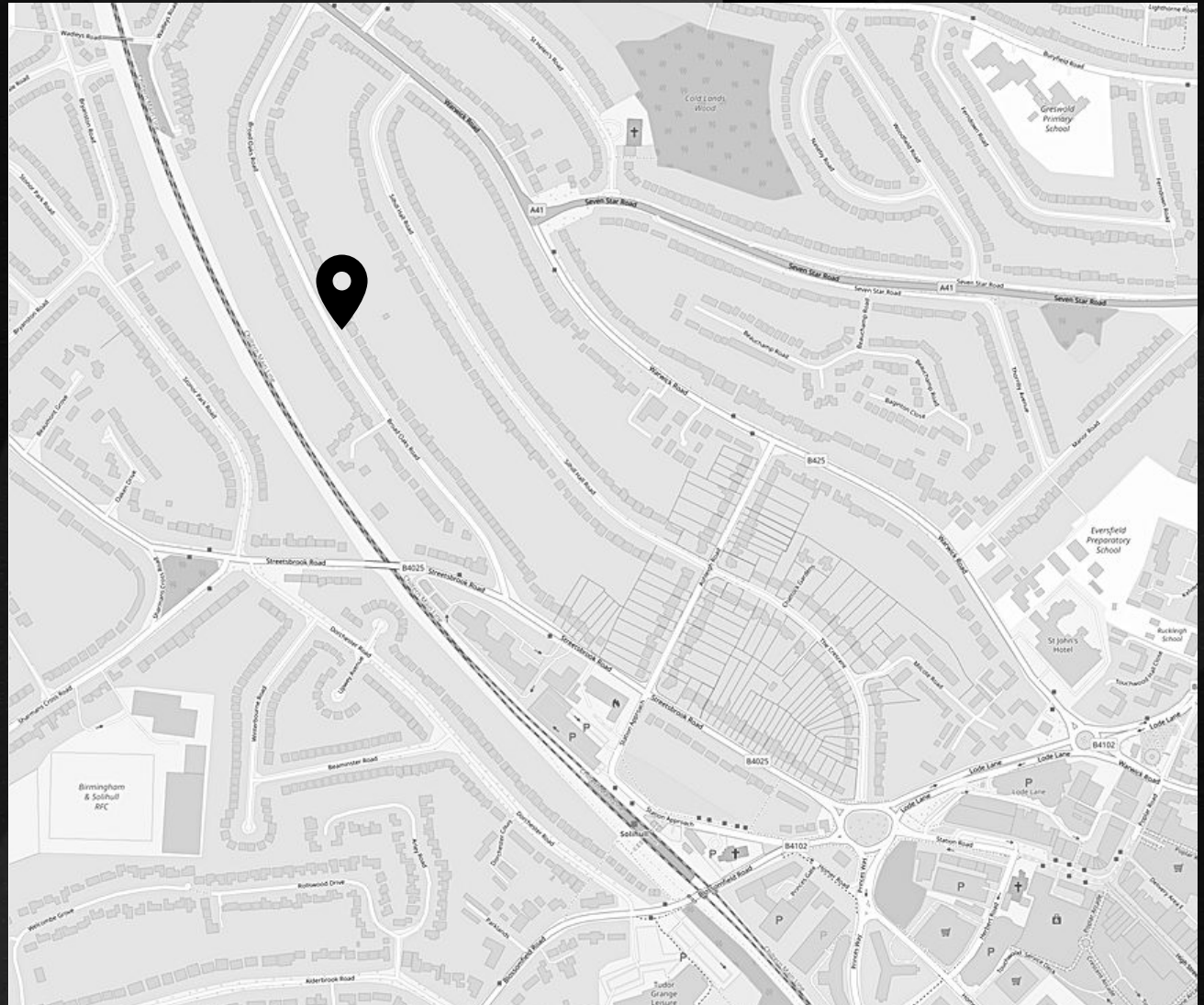
VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.



LOCATION

Merely a stone's throw from Solihull Town Centre, which boasts top-tier state and private schools and is an 8-minute walk to Solihull Train Station, the location is unparalleled. The acclaimed Touchwood Shopping Centre, numerous shops, eateries, bars, the John Lewis department store, and Waitrose are all conveniently nearby. The Tudor Grange Leisure Centre is a brisk 10-minute walk, and the Birmingham International Airport is a brief 10-minute drive. Moreover, access to the M42 Junction is a mere 5 minutes away.

DM&Co.

YOUR PREMIUM AGENT

Call us on **01564 777314 (option 4)**

www.dmandcohomes.co.uk

premium@dmandcohomes.co.uk