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YOUR PREMIUM AGENT

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

A charming and spacious five bedroom detached home full of character and original features. Built in the late 1920's in a central Solihull, this much loved property offers three reception rooms, a morning room linked to the kitchen, and a spectacular south facing rear garden. With generous proportions throughout and scope to extend, it presents a fantastic opportunity to create your dream family home just a short walk from Solihull Station and local amenities.

76 BROAD OAKS ROAD

This beautifully late 1920s five bedroom home offers a rare opportunity to live in the heart of Solihull. With traditional character, spacious rooms, and a spectacular rear garden, the property is ideal for families seeking charm and space with potential to extend. Just a short walk from the station and local amenities, and within easy reach of Touchwood and Arden Tennis Club, this home combines period elegance with a prime location.





You are welcomed into a generous reception hall featuring a beautifully preserved oak staircase, a true centrepiece of the home. The ground floor boasts three well sized reception rooms, each offering flexibility for everyday living or entertaining. A cosy morning room connects seamlessly to the kitchen, linking to a large conservatory to the rear, benefitting from stunning garden views. With ample built in storage throughout and traditional features still in place, the ground floor is full of charm and potential.







Upstairs, there are five bedrooms in total. The principal bedroom, overlooking the garden, boasts a generous en-suite, whilst three further bedrooms are filled with natural light. The fifth bedroom is currently used as a study but could easily function as a single bedroom, nursery, or dressing room. Bedrooms at the rear enjoy exceptional views across the landscaped garden, adding to the tranquil feel of the home.










The rear garden is the standout feature; mature, south facing, private and beautifully maintained with a variety of planting for year round colour. It's a space that's clearly been cherished, offering peace and beauty in equal measure.

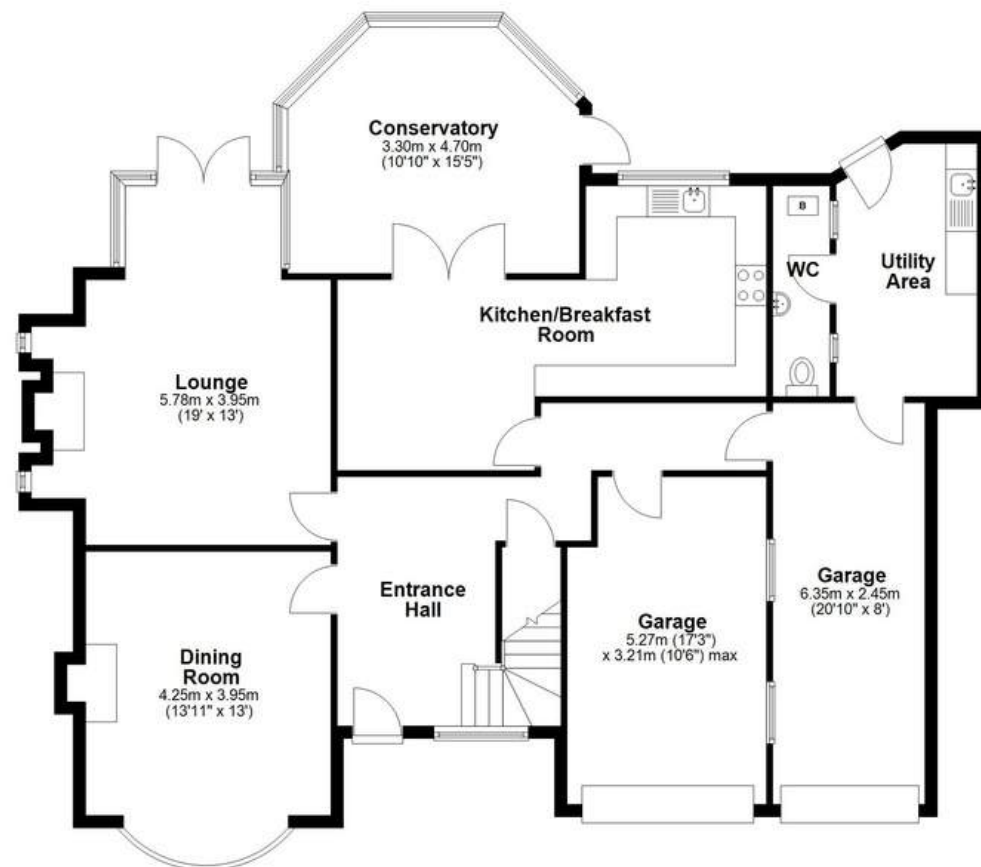


There's plenty of scope to extend the property to the rear or even into the loft, subject to the necessary permissions. The front garden provides driveway parking and attractive kerb appeal.

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 67 |
| (39-54) E | | |
| (21-38) F | 36 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

Ground Floor

Approx. 148.0 sq. metres (1592.9 sq. feet)



First Floor

Approx. 89.0 sq. metres (958.2 sq. feet)



Total area: approx. 237.0 sq. metres (2551.1 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.

FEATURES

- Traditional Character Five Bedroom Detached Home
- Three Elegant Reception Rooms Plus Morning Room
- Spacious Reception Hall With Oak Staircase
- Character Features Throughout
- Beautiful, Mature South Facing Rear Garden
- Fantastic Scope To Extend (STPP)
- Sought After Central Solihull Location
- Walking Distance To Solihull Train Station & Touchwood

SIZE

Total - 2,551 sq ft

TENURE

Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL – C

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 | 1000 Mbps | 1000 Mbps |

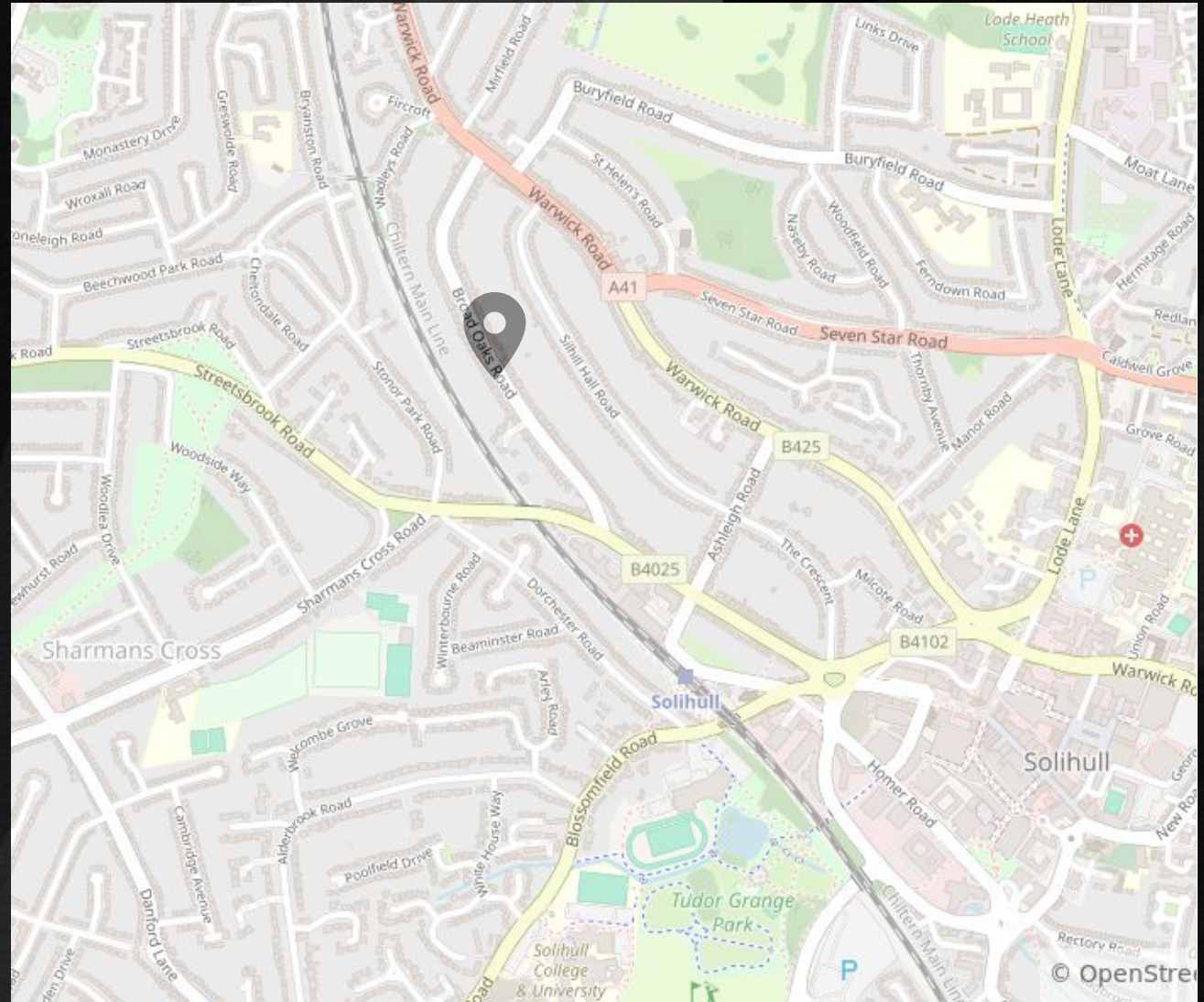
Network in the area: OpenReach, Virgin Media, CityFibre

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

Situated in a desirable part of central Solihull, the property is under 10 minutes' walk from Solihull train station and less than a mile from Touchwood Shopping Centre. Local schools, parks, and recreational facilities, including Arden Tennis Club, are all close by, making this a superb location for families looking for both convenience and community.

DM&Co.

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

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