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SALES & LETTINGS

**11 OLDINGTON GROVE
SOLIHULL
B91 3NF**

Discover this delightful four bedroom detached home nestled in a quiet cul de sac, a stone's throw away from Solihull Town Centre and serene parkland. With a modern breakfast kitchen, en-suite principal bedroom and a spacious double detached garage, it's a stylish, well-maintained haven waiting to welcome you.



As you step inside, the spacious hallway greets you with its elegant Amtico flooring, leading you to a cosy study - perfect for home office days. The large lounge, adorned with a charming bay window, bathes the room in natural light, creating a warm and inviting atmosphere. Adjacent to the lounge is the dining room with patio doors offering a delightful view and access to the garden, making indoor-outdoor living seamless. The heart of the home, the modern kitchen/breakfast room, is a delightful space to enjoy your morning coffee or prepare meals, with a utility room leading off for added convenience. Integrated Neff appliances include gas hob, slide and hide oven and dishwasher. The garden is easily accessible from the kitchen, encouraging alfresco dining on summer evenings.



Ascend to a large landing that introduces you to four excellently sized bedrooms and a family bathroom. The principal bedroom is a haven of tranquility, featuring a distinctive dormer window and an en-suite with a remote operated digital shower, providing a private retreat within the home. A generous bank of fitted wardrobes offers ample storage, ensuring a clutter-free sanctuary.







The outdoor space is a highlight of this property, boasting a large detached double garage accessible from both the garden and main garage doors, providing secure parking or potential for a workshop. The enchanting rear garden with mature, established planting wraps around the property, offering a variety of areas to relax and enjoy the outdoors in privacy.



FEATURES

- Delightful Four Bedroom Detached
- Detached Double Garage
- En-Suite Principal Bedroom
- Two Reception Rooms
- Modern Breakfast Kitchen
- Utility Room
- Study Room
- Quiet Cul-de-Sac Location
- Proximity to Solihull Town Centre and Parkland

SIZE

Total - 1,535 Sq Ft

TENURE

Freehold

COUNCIL TAX

Solihull Metropolitan Borough Council F

SERVICES

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

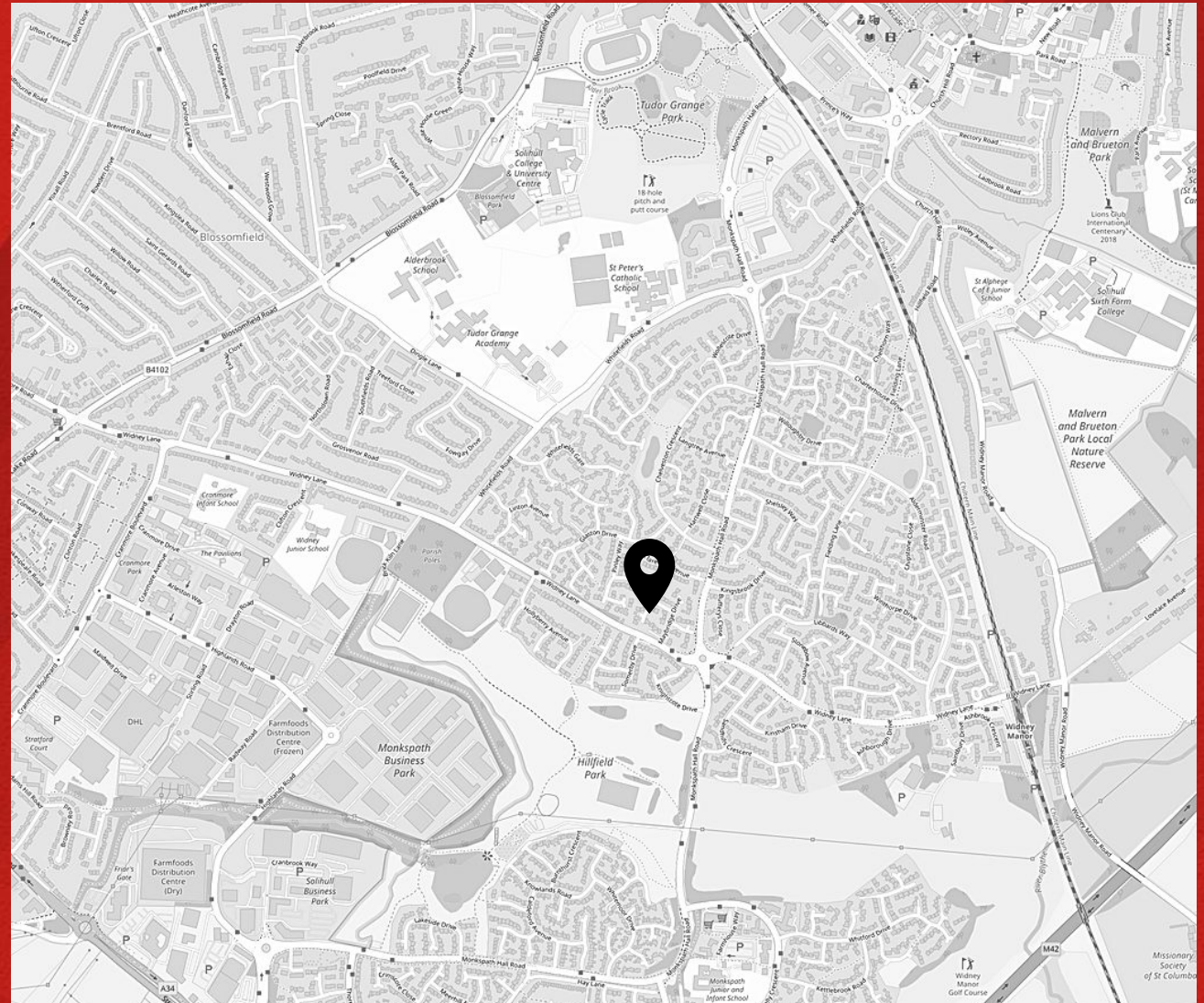
VIEWING

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

☎ 0121 775 0101

✉ sales@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 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.

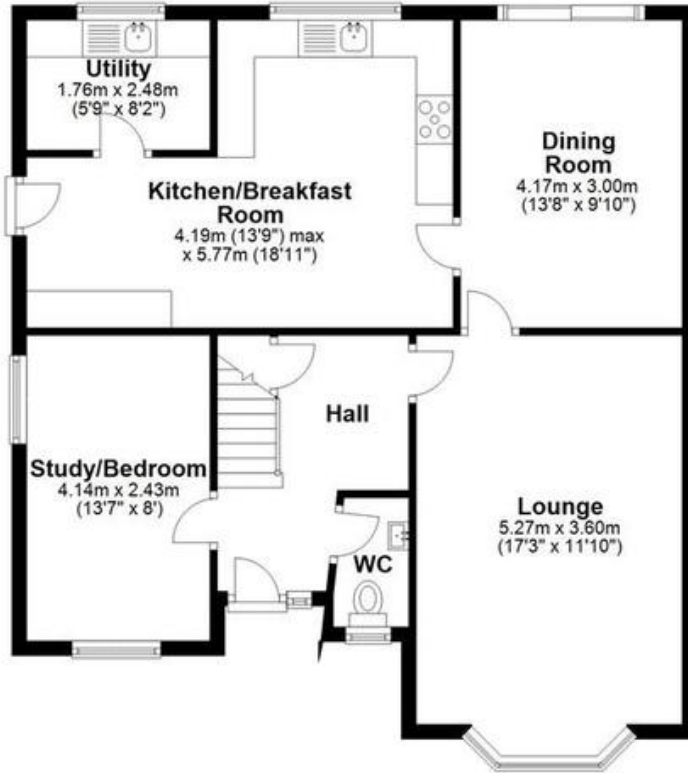


LOCATION

Situated in a peaceful cul-de-sac, this home offers the perfect balance of quiet living while being within easy reach of the bustling Solihull Town Centre. The nearby open parkland provides a breath of fresh air and a place for leisurely walks, making this location a delightful blend of convenience and tranquility.

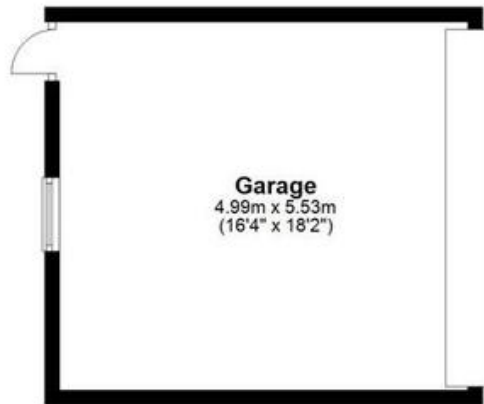
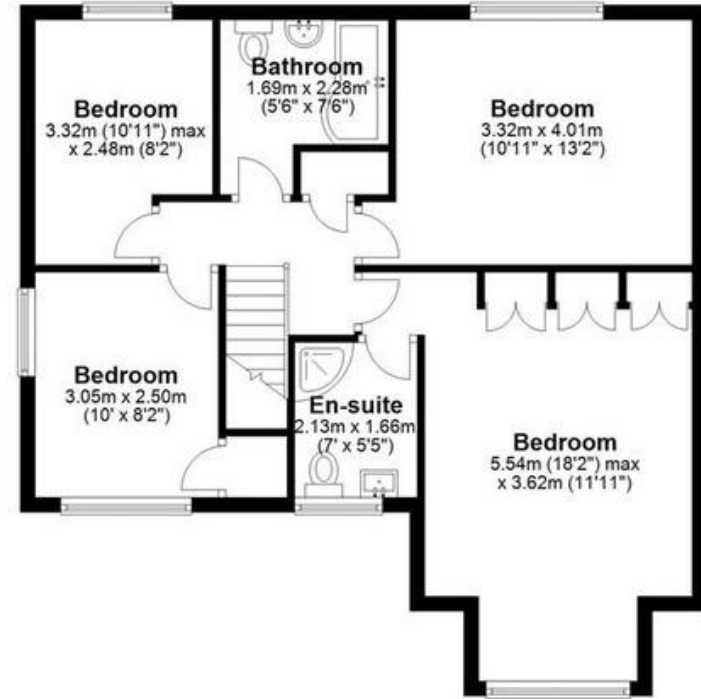
Ground Floor

Approx. 77.5 sq. metres (834.4 sq. feet)



First Floor

Approx. 65.2 sq. metres (701.6 sq. feet)



Total area: approx. 142.7 sq. metres (1535.9 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.

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