



Broad Oaks Road

Solihull

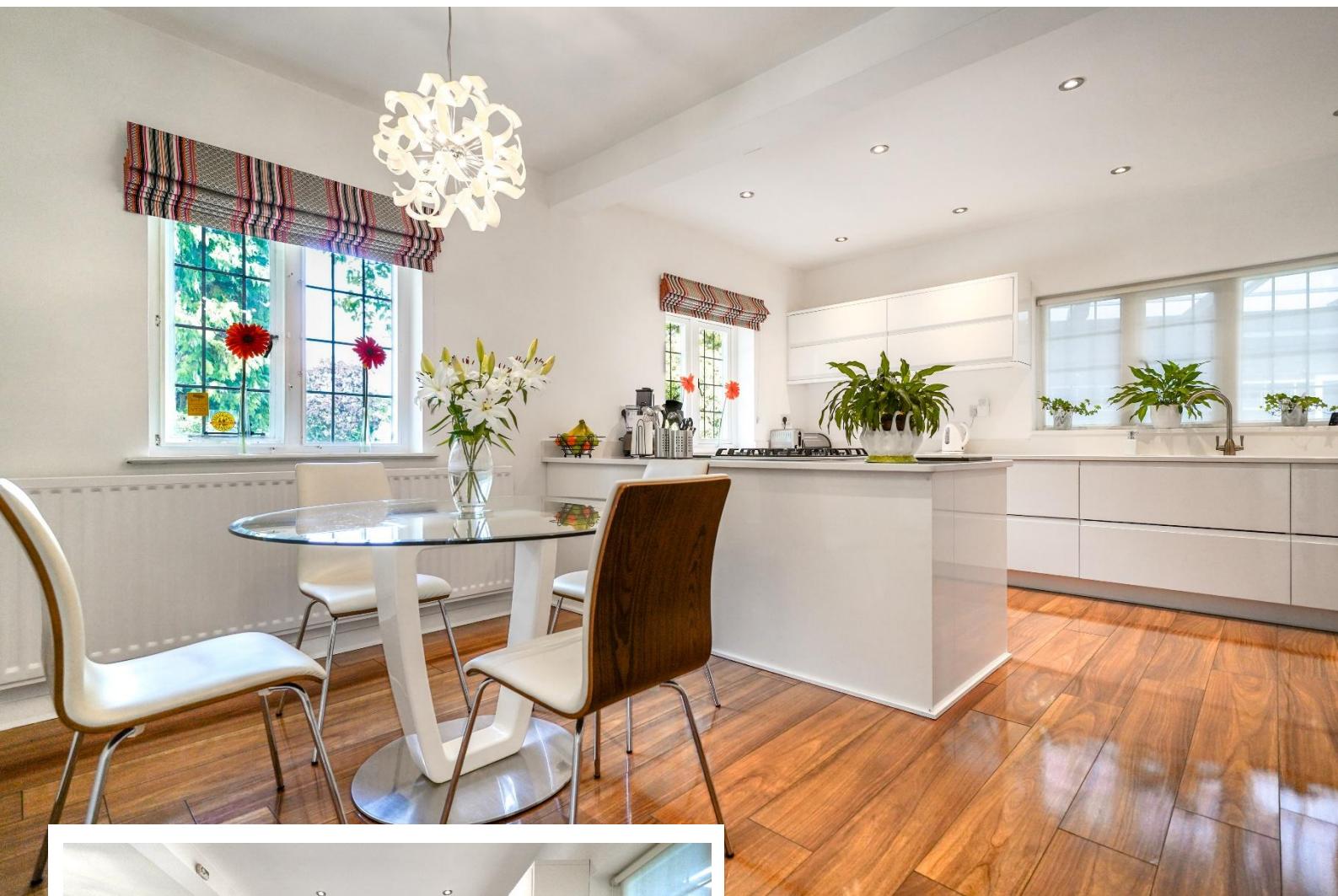
- A Stunning Detached Four Bedroom Family Home
- Situated On A Good Sized Corner Plot (0.34 Acres)
- Re-Fitted Breakfast Kitchen & Two En-Suite Shower Rooms
- Landscaped South Facing Rear Garden, Garage & Driveway
- Coach House with Planning Consent for Three Bedroom Home

£1,300,000

Current EPC Rating - D

Current Council Tax Band - G





Property Description

A stunning four bedroom detached family home set on a good size corner plot (0.34 Acres) with a coach house with planning permission for conversion to a further detached three bedrooms family home.

Offering spacious accommodation comprising an open plan lounge/dining room, dual aspect lounge, luxury kitchen/breakfast room, utility, guest W.C, two luxury en-suite shower rooms, luxury family bathroom, garage, carport, ample driveway parking and South facing rear garden

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



Rooms & Measurements

Impressive Open Plan Lounge/Dining Room - 7.49m x 7.92m (24'7" x 26'0")
 Formal Lounge to Front - 7.21m x 4.65m (23'8" (into bay) x 15'3" (max into chimney area))

Stunning Kitchen/Breakfast Room - 5.51m x 3.99m (18'1" x 13'1")
 Utility/Boot Room - 1.8m x 2.92m (5'1" x 9'7")

Guest W.C

Dual Aspect Bedroom One - 6.02m x 3.89m (19'9" x 12'9")
 Luxury En-Suite Shower Room - 2.01m x 1.37m (6'7" x 4'6")
 Bedroom Two to Front - 5.46m x 2.67m (17'11" (to rear of wardrobe) x 8'9")
 Jack & Jill Shower Room to Front - 2.31m x 2.03m (7'7" x 6'8")
 Bedroom Three to Rear - 3.89m x 3.58m (12'9" x 11'9")
 Bedroom Four to Rear - 4.19m x 3.28m (13'9" (to rear of wardrobe) x 10'9" (into window recess))

Luxury Four Piece Family Bathroom - 3.89m x 1.75m (12'9" x 5'9")
 Garage - 7.21m x 6.48m (23'8" (max) x 21'3" (max))

Gardeners WC

Coach House Storage Room - 3.68m x 5.21m (12'1" x 17'1")

Coach House Lobby Area

Coach House Bedroom/Living Area/Home Office - 3.71m x 5.11m (12'2" x 16'9")

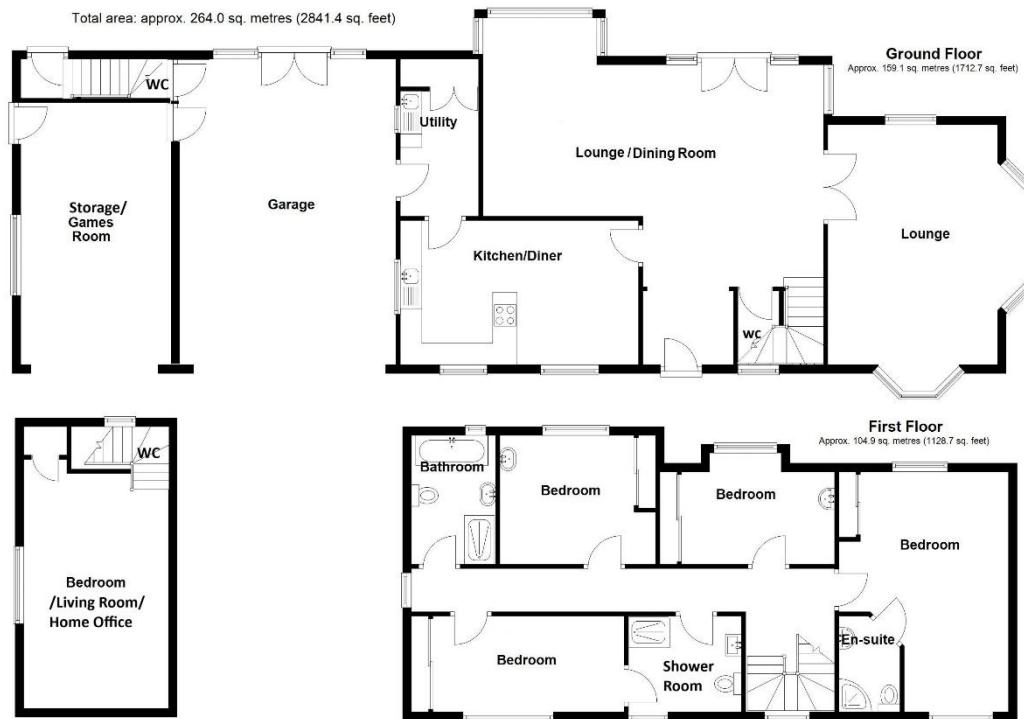
Carpent

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – G





316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. 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.