



Broad Oaks Road, Solihull, B91 1JB

Guide Price £1,150,000

Hawkins & Patterson
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Broad Oaks Road, Solihull, B91 1JB

A handsome and generously proportioned detached family home, beautifully presented and set on one of the largest plots in this highly sought after location within walking distance to Solihull. Light-filled and airy throughout, it combines spacious accommodation with a welcoming atmosphere and a wonderful, large southwest facing, established rear garden.

The property is ideally situated in a prime location, within walking distance of Solihull town centre and train station. From here, commuter trains run directly to London Marylebone in under two hours, Birmingham in just 15 minutes, and beyond. Solihull town centre itself offers a wealth of amenities, including the Touchwood Shopping Centre, John Lewis department store, Waitrose, Cineworld multi-screen cinema, and an excellent selection of restaurants and cafés.

The area benefits from outstanding schooling for all ages, with a choice of both public and private institutions for boys and girls. The National Exhibition Centre, Birmingham International Airport, and Birmingham International Railway Station are all within a 10–15 minute drive, while the nearby M42 motorway connects quickly to the M1, M5, M6, and M40 networks.

The property stands in a commanding position on the road and is set back behind a wide foregarden with in and out driveway offering parking for numerous vehicles. Lawn gardens with flower and shrubbery beds. Access is gained via a canopy porch and timber entrance door with stained glass fronted window leading to;





ENTRANCE HALL

Stairs off to first floor, dado rail, coved cornice, radiator with decorative cover and doors to:

GUEST WC

Ceramic tiled walls, frosted window to side, WC, wash basin and storage beneath.

SITTING ROOM

Coved cornice and original art deco plaster molding and ceiling rose. Two radiators, double glazed bay window to front, marble fireplace surround with Cortura wood burner.

LIVING ROOM

White painted wooden beams to ceiling, double glazed window to front, double glazed sliding window to rear garden, original feature fireplace with gas living flame fire, two radiators, door to rear garden and door to;

STUDY

Double glazed window to side and rear, fitted study furniture, radiator.

GARAGE 1

Loft hatch to storage above, light and power points, electric up and over door and door to rear garden.

DINING ROOM

Radiator, archway to kitchen/ breakfast room and Double glazed sliding patio doors to;





CONSERVATORY

Double glazed roof and windows with delightful views over the rear garden, door to living room and patio.

KITCHEN/ BREAKFAST KITCHEN

White fronted, shaker style kitchen with ample base, wall and drawer units, roll top worksurfaces, tiled splashbacks, double oven, electric hob and extractor over. One and a half sink drainer unit, integrated dishwasher and fridge freezer, radiator, fitted breakfast table and door to;

REAR HALLWAY

Door to the rear garden, boiler room housing the Worcester Bosch boiler, Separate WC and door to;

UTILITY ROOM

Plumbing and space for washing machine and tumble dryer, fitted base, wall and drawer units, roll top work tops, sink drainer unit, double glazed door and window to side passage, skylight window and door to;

GARAGE 2

Double doors to front, light and power points.

FIRST FLOOR GALLERY LANDING

Approached via the dog-legged staircase from the hallway with wooden handrail and ornate balustrade. Shelved airing cupboard and additional store cupboard.

BEDROOM 1

Double glazed bay window to front, radiator, three fitted double wardrobes, drawer unit and dressing table.

BEDROOM 2

Double glazed window overlooking the rear garden, four fitted double wardrobes, floor to ceiling shelving unit and radiator.

BEDROOM 3

Double glazed window overlooking the rear garden, fitted work desk, dressing table and radiator and door to;

BEDROOM 4

Double glazed window overlooking the rear garden, built in dressing table, double wardrobe, cupboard and shelving over bed space and bedside cabinet, door leading to bedroom 3.





BEDROOM 5

Double glazed window to front, radiator, storage cupboards over the bed space, two double and a single fitted wardrobe, built in shelving unit, storage cupboards beneath.



BATHROOM

Frosted double glazed window to rear, vanity unit with wash basin, panelled bath, corner shower cubicle, heated towel rail and radiator. built in storage cupboard and wall mounted vanity unit with mirrored doors. shaver point and ceramic tiled splash backs.

SEPARATE WC

Frosted double glazed window, WC and radiator.

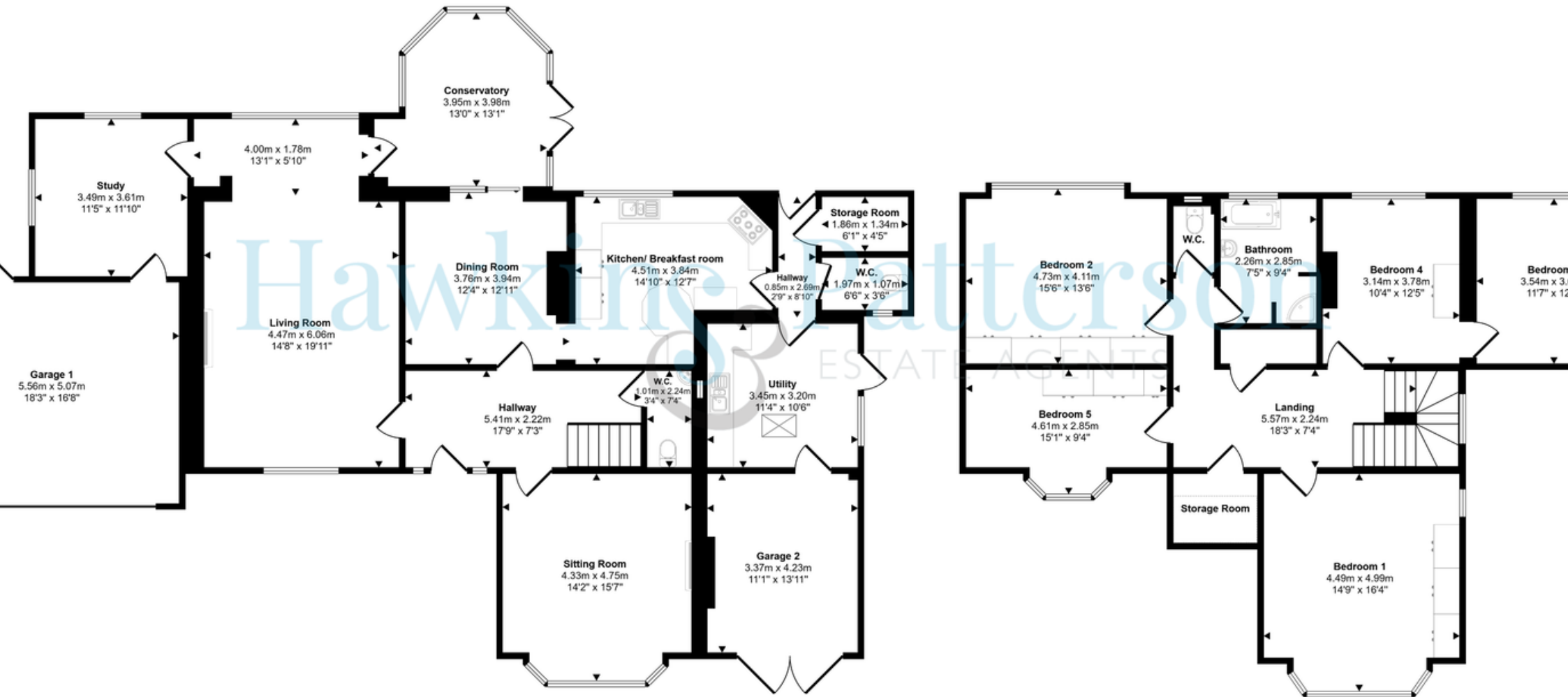
LARGE SOUTHWEST FACING REAR GARDEN

The rear garden forms a most distinguished feature of the property, with its established shrubs and evergreens, a broad and well-tended lawn, a paved terrace, and boundaries gracefully enclosed by hedge and fencing.





Approx Gross Internal Area
310 sq m / 3341 sq ft



First Floor
Approx 112 sq m / 1209 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.