



Broad Oaks Road Solihull

- An Extremely Well Presented Five Bedroom Family Home
- Modern Fitted Kitchen & Two Reception Rooms
- Extensive West Facing Rear Garden
- Ample Driveway Parking Behind Electronic Gates

£700,000

Current EPC Rating - D
Current Council Tax Band - F





Property Description

An extremely well presented semi detached family home offered for sale with no upward chain and situated on a sought after road convenient for Solihull Town Centre & Train Station. Offering accommodation comprising five bedrooms, two reception rooms, kitchen, utility, guest WC, office, bathroom, separate WC, large West Facing rear garden, garage and off-road parking

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

Reception Room One to Front 4.44m x 3.45m (14'7" (into bay) x 11'4")

Reception Room Two to Rear 5.69m x 3.51m (18'8" (into bay) x 11'6")

Stunning Kitchen to Rear 5.18m x 3.71m (17'0" x 12'2")

Large Utility Room 2.36m x 8.71m (7'9" (max) x 28'7")

Office 2.74m x 1.14m (9'0" x 3'9" (min)

Bedroom One to Rear 4.95m x 3.2m (16'3" x 10'6")

Bedroom Two to Front 4.62m x 3.2m (15'2" (into bay) x 10'6")

Bedroom Three to Front 4.19m x 2.74m (13'9" x 9'0")

Bedroom Four to Rear 3.15m x 2.64m (10'4" x 8'8")

Bedroom Five to Front 1.85m x 2.24m (6'1" x 7'4")

Family Bathroom to Rear 2.06m x 1.7m (6'9" x 5'7")

Garage 2.74m x 5.54m (9'0" x 18'2")

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor. Current council tax band – F



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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.