



HOLLYOAK GROVE, SOLIHULL, B91 3TZ
GUIDE PRICE £875,000



»X Immaculate Four Bedroom Detached

»X Tudor Grange Academy Catchment

»X Four Reception Rooms

»X Refitted Luxury Kitchen

»X Garden Room

»X Four Double Bedrooms

»X Ensuite Bathroom

»X Double Garage

»X Early Viewing Essential

PROPERTY OVERVIEW

Situated in one of the most sought after locations in Solihull, an ideal opportunity to purchase this impressive four bedroom detached which has been immaculately maintained and decorated throughout. The property benefits from gas central heating, double glazing and has the added attraction of having a refitted kitchen and garden room to the rear. The accommodation briefly comprises of; enclosed porch, impressive entrance hall, guest cloakroom, snug, living room with inglenook fireplace, dining room, study, garden room, luxury refitted kitchen, utility room, four double bedrooms, ensuite shower room, family bathroom, west facing rear garden, double garage with electric door and parking for four cars.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

COUNCIL TAX

Band G

TENURE

Freehold

SERVICES

Mains gas, electricity and water on a meter

BROADBAND

BT - Fibre Optic

LOFT SPACE

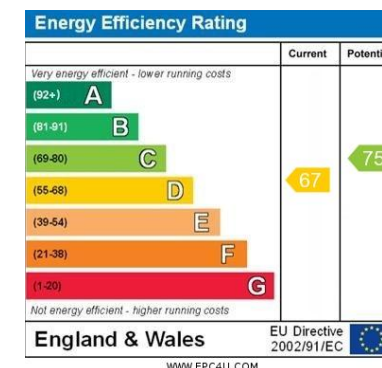
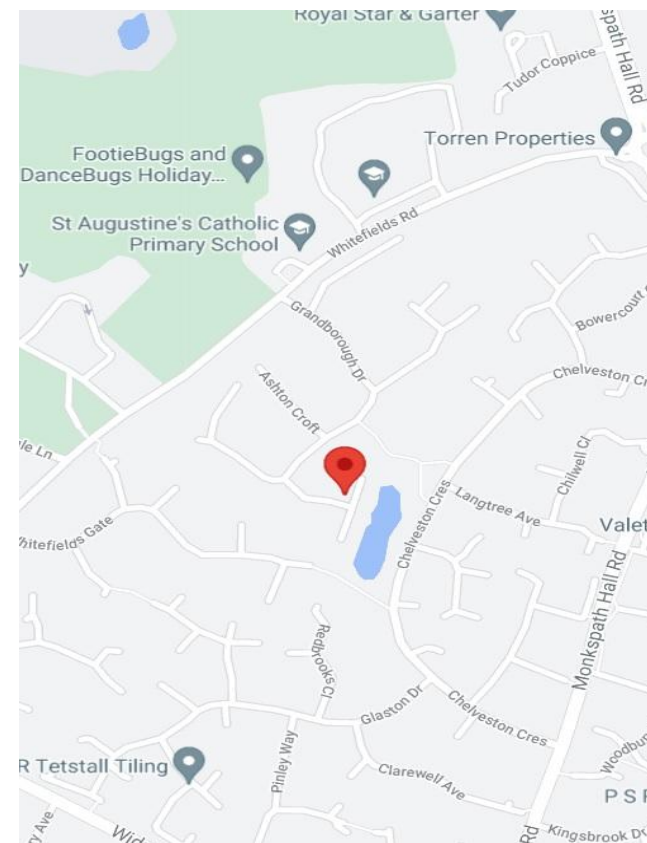
Boarded with ladder and lighting

GARDEN

West facing

ITEMS INCLUDED IN THE SALE

Integrated oven, gas hob, extractor, fridge, freezer, dishwasher, all carpets, blinds, light fittings.



VIA THE BLOCK PAVED DRIVE

ENCLOSED PORCH

ENTRANCE HALL

12' 11" x 12' 8" (max) (3.94m x 3.88m)

GUEST WC

5' 8" x 5' 8" (1.74m x 1.74m)

SNUG

12' 2" x 7' 8" (3.73m x 2.34m)

LIVING ROOM

18' 5" x 12' 11" (5.62m x 3.94m)

DINING ROOM

13' 4" x 10' 7" (4.07m x 3.24m)

GARDEN ROOM

13' 1" x 10' 9" (4m x 3.3m)

REFITTED KITCHEN

21' 7" x 11' 1" (6.6m x 3.38m)

STUDY

8' 0" x 7' 9" (2.44m x 2.37m)

LAUNDRY/UTILITY ROOM

15' 1" x 7' 5" (max) (4.62m x 2.27m)

FIRST FLOOR LANDING

BEDROOM ONE (FRONT)

15' 6" x 12' 3" (4.74m x 3.74m)

ENSUITE SHOWER ROOM

12' 6" x 7' 0" (3.83m x 2.14m)

BEDROOM TWO (REAR)

13' 0" x 10' 10" (3.97m x 3.32m)

BEDROOM THREE (REAR)

10' 10" x 9' 2" (3.32m x 2.81m)

BEDROOM FOUR (REAR)

13' 0" x 7' 10" (3.98m x 2.4m)

FAMILY BATHROOM

10' 4" x 7' 11" (3.17m x 2.42m)

OUTSIDE THE PROPERTY

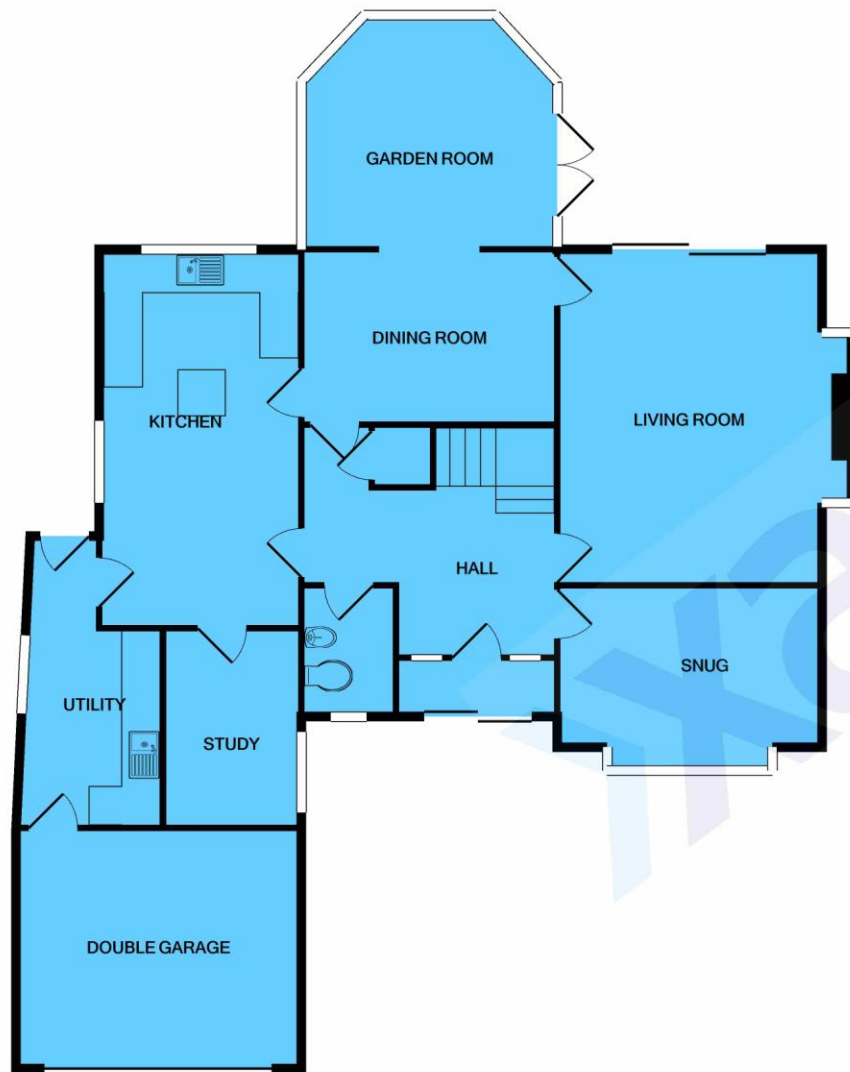
DOUBLE GARAGE

17' 3" x 15' 6" (5.28m x 4.74m)

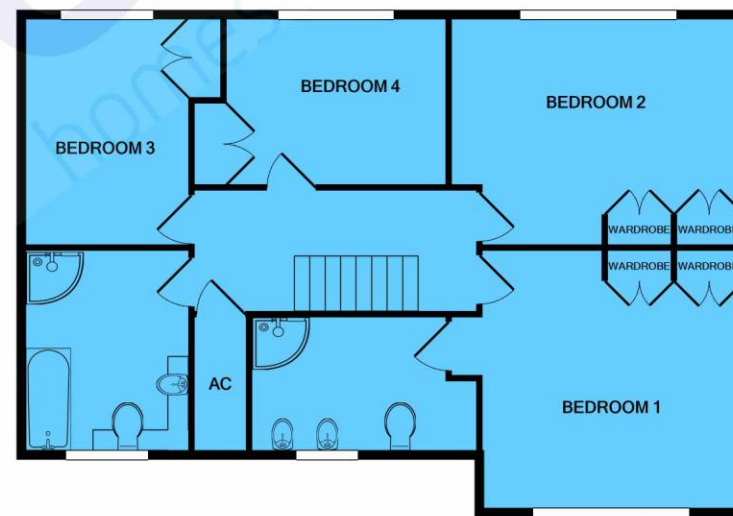
WEST FACING REAR GARDEN







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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