



## Oakley Wood Drive, Solihull

Offers in Region of £700,000







## PROPERTY OVERVIEW

Nestled on a secluded and highly desirable road, this detached four-bedroom family home presents an exceptional opportunity. Offered with no upward chain, this property is a canvas awaiting your personal touch, ideal for those seeking a project to modernise and make their mark. Alongside the existing charming features, there is significant potential for extension or redevelopment, subject to obtaining the necessary planning permissions. Upon entrance, a spacious hallway seamlessly connects the ground floor accommodation. The living room is generously sized and boasts a seamless transition into a delightful sunroom, offering picturesque views of the serene rear garden. The property further features a practical breakfast kitchen in close proximity to the dining room, ideal for both casual and formal dining occasions. Completing the ground floor layout is a functional utility room that leads to a substantial garage, presenting ample storage and practicalities.





Ascending to the first floor, the property hosts four well-proportioned bedrooms, each providing a comfortable and serene retreat. The principal bedroom stands out with its substantial size and features fitted wardrobes for added convenience. The remaining bedrooms are equally spacious and are serviced by a family bathroom, ensuring comfort and privacy for all residents. Externally, the property excels with a beautifully maintained rear garden boasting mature greenery and enchanting views of the nearby cricket club. Additionally, the property benefits from a large driveway providing off-road parking for multiple vehicles, a rare find in such a sought-after location. Overall, this property promises a rare opportunity to create a bespoke family home in a tranquil setting, combining potential for development with the convenience of modern living. Act swiftly to secure your chance to transform this property into a personalised haven that exudes comfort and elegance.

- Four Bedroom Detached Family Home
- NO UPWARD CHAIN
- Set On A Quiet & Highly Sought After Road
- In Need Of Modernisation Throughout
- Scope For Extension Subject To Necessary Planning Permission
- Three Large Reception Rooms
- Breakfast Kitchen
- Three Generously Sized Bedrooms & One Smaller, Single Room/Study
- Delightful Rear Garden





#### 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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Freehold

#### PORCH

#### HALLWAY

#### WC

#### LIVING ROOM

20' 0" x 18' 1" (6.10m x 5.51m)

#### SUN LOUNGE

18' 1" x 10' 0" (5.51m x 3.05m)

#### DINING ROOM

12' 8" x 10' 0" (3.86m x 3.05m)

#### BREAKFAST KITCHEN

12' 8" x 9' 6" (3.86m x 2.90m)

#### UTILITY ROOM

6' 9" x 6' 7" (2.06m x 2.01m)

#### INTEGRAL DOUBLE GARAGE

15' 11" x 13' 11" (4.85m x 4.24m)





## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

20' 0" x 12' 0" (6.10m x 3.66m)

### **BEDROOM TWO**

13' 5" x 8' 10" (4.09m x 2.69m)

### **BEDROOM THREE**

13' 1" x 8' 10" (3.99m x 2.69m)

### **BEDROOM FOUR**

10' 0" x 6' 7" (3.05m x 2.01m)

### **BATHROOM**

7' 9" x 7' 3" (2.36m x 2.21m)

### **SEPARATE WC**

### **TOTAL SQUARE FOOTAGE**

176.9 sq.m (1904 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

### **BEAUTIFUL MAINTAINED REAR GARDEN**

### **SUBSTANTIAL FRONT GARDEN**

### **LARGE DRIVEWAY FOR MULTIPLE VEHICLES**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, garden shed, all carpets, curtains, blinds and light fittings and fitted wardrobes in four bedrooms.





#### **ADDITIONAL INFORMATION**

Services – mains gas, electricity and sewers.

Broadband – FTTP (fibre to the premises).

#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

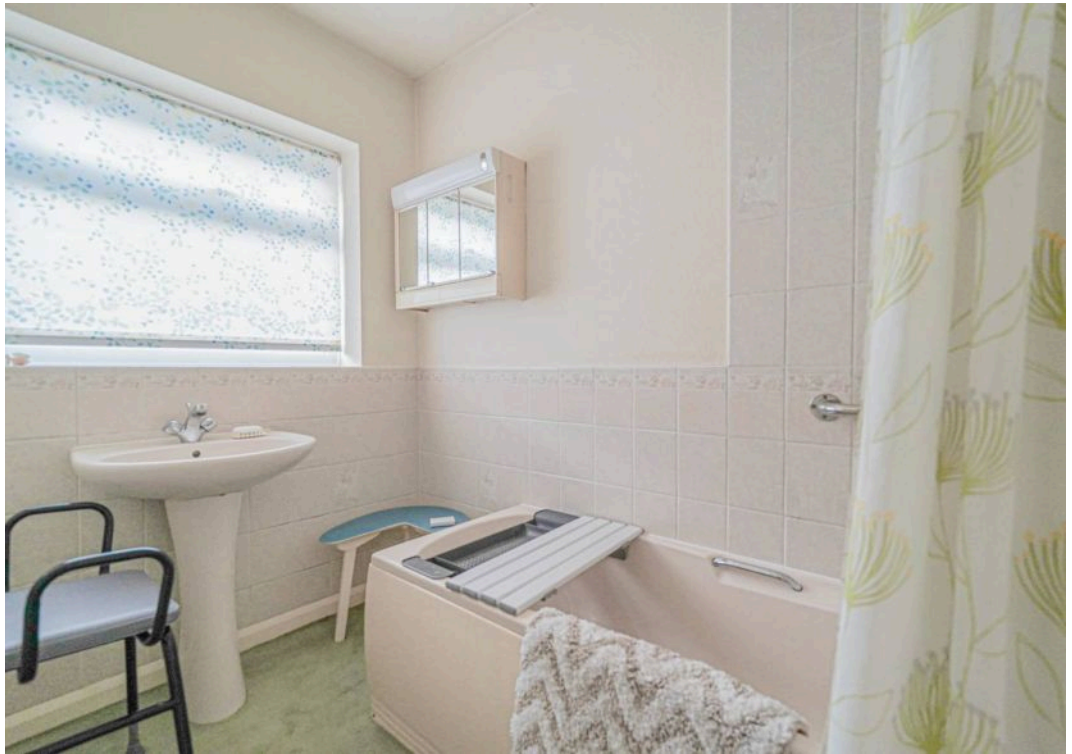
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

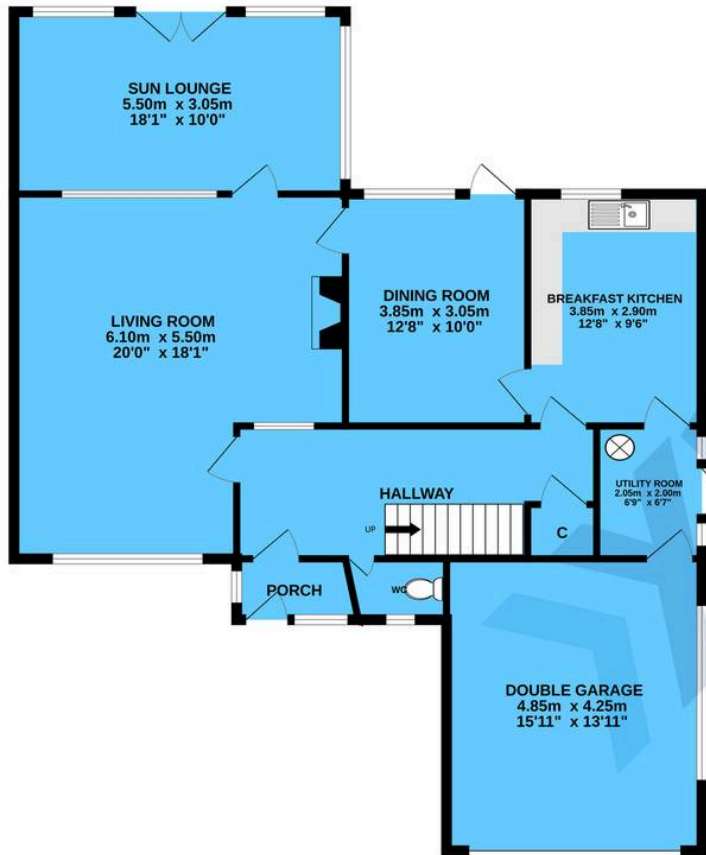
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

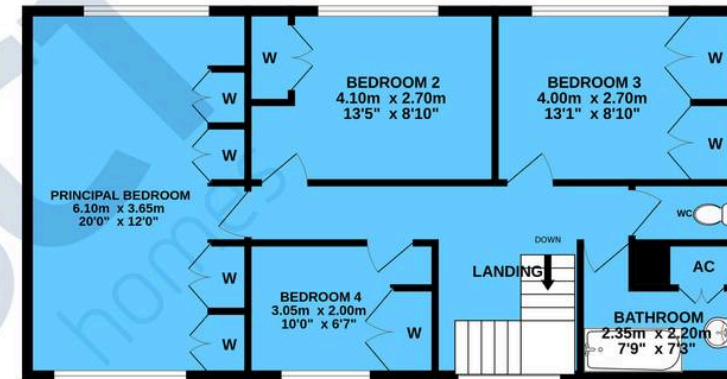




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 176.9 sq.m. (1904 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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