



Hollyoak Grove, Solihull

Guide Price £900,000





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, front lounge, 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.

- Immaculate Four Bedroom Detached
- Refitted Luxury Kitchen
- Early Viewing Essential
- Garden Room
- Tudor Grange Academy Catchment
- Ensuite Bathroom
- Four Reception Rooms
- Four Double Bedrooms
- Double Garage





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: G

Tenure: Freehold

PORCH

ENTRANCE HALL

WC

FRONT LOUNGE

12' 3" x 7' 8" (3.73m x 2.34m)

LIVING ROOM

18' 5" x 12' 11" (5.61m x 3.94m)

DINING ROOM

13' 4" x 10' 8" (4.06m x 3.25m)

GARDEN ROOM

13' 1" x 10' 10" (3.99m x 3.30m)

KITCHEN

21' 8" x 11' 1" (6.60m x 3.38m)

STUDY

8' 0" x 7' 9" (2.44m x 2.36m)

UTILITY

15' 2" x 7' 5" (4.62m x 2.26m)





INTEGRAL DOUBLE GARAGE
17' 4" x 15' 7" (5.28m x 4.75m)

FIRST FLOOR

BEDROOM ONE
15' 7" x 12' 3" (4.75m x 3.73m)

ENSUITE
12' 7" x 7' 0" (3.84m x 2.13m)

BEDROOM TWO
13' 0" x 10' 11" (3.96m x 3.33m)

BEDROOM THREE
10' 11" x 9' 3" (3.33m x 2.82m)

BEDROOM FOUR
13' 1" x 7' 10" (3.99m x 2.39m)

BATHROOM
10' 5" x 7' 11" (3.18m x 2.41m)

TOTAL SQUARE FOOTAGE
211.0 sq.m (2271 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

REAR GARDEN



ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, Neff extractor, Neff microwave, Neff fridge, Neff freezer, Neff dishwasher, Henderson electric garage door, all carpets, blinds and light fittings, some curtains and fitted wardrobes in four bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded with ladder and lighting.

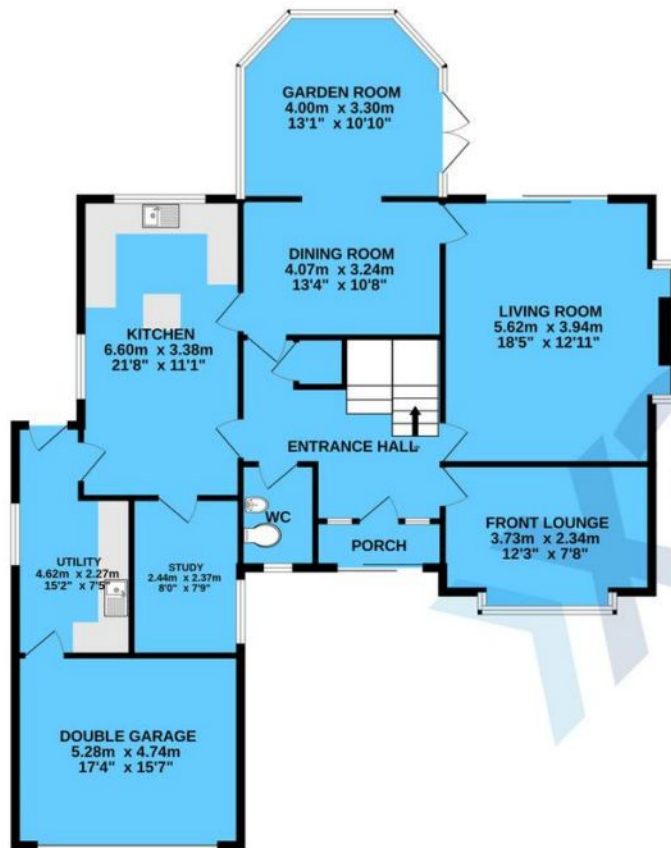
INFORMATION FOR POTENTIAL BUYERS

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.

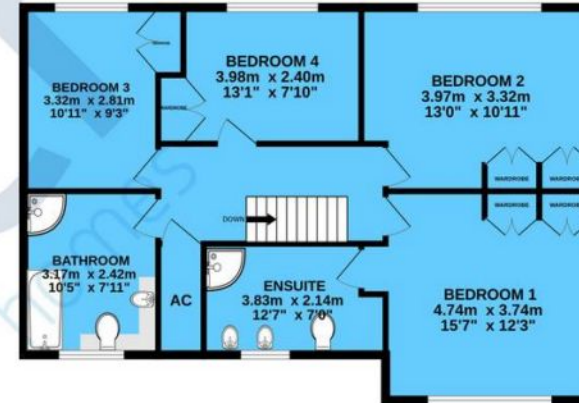




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 211.0 sq.m. (2271 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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