



smarthomes

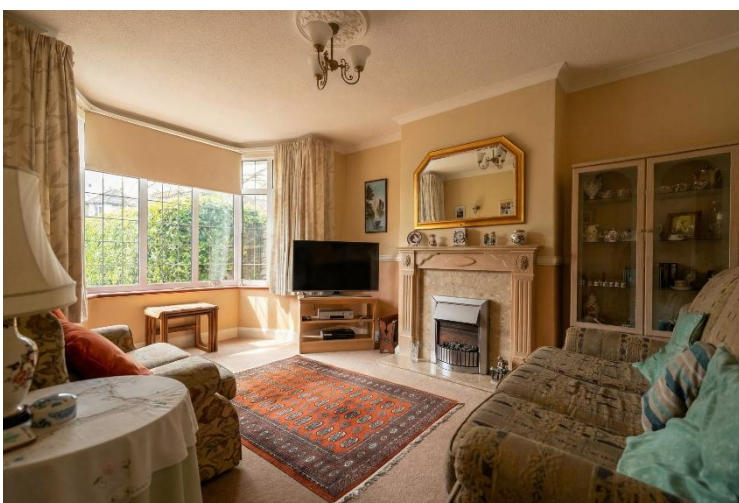
## Broad Oaks Road

Solihull

- A Well Maintained Three Bedroom Family Home
- Fitted Breakfast Kitchen & Two Reception Rooms
- Extensive Mature Private Rear Garden
- Ample Driveway Parking & Side Garage

**£600,000**

Current EPC Rating - 54  
Current Council Tax Band - E





## Property Description

A very well maintained semi-detached family home situated in a most sought after location and benefiting from no upward chain. Offering accommodation comprising two reception rooms, breakfast kitchen, utility room, guest W.C, three bedrooms, family bathroom, separate W.C, side garage, driveway parking and an extensive private mature rear garden

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

Lounge to Front 4.57m x 3.48m (15'0" x 11'5")

Dining Room to Rear 4.57m x 3.45m (15'0" x 11'4")

Breakfast Kitchen to Rear 4.93m x 3.05m max (16'2" x 10'0" max)

Utility Room 2.74m x 2.39m (9'0" x 7'10")

Bedroom One to Front 4.7m x 3.51m (15'5" x 11'6")

Bedroom Two to Rear 4.57m x 3.51m (15'0" x 11'6")

Bedroom Three to Front 2.62m x 2.31m (8'7" x 7'7")

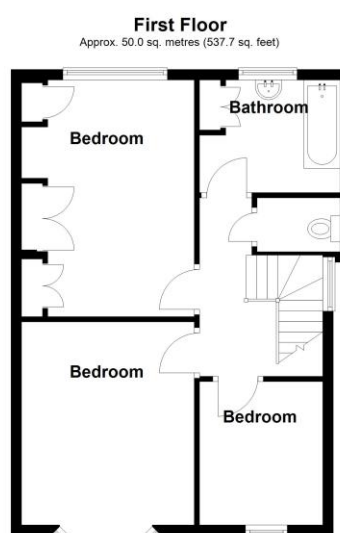
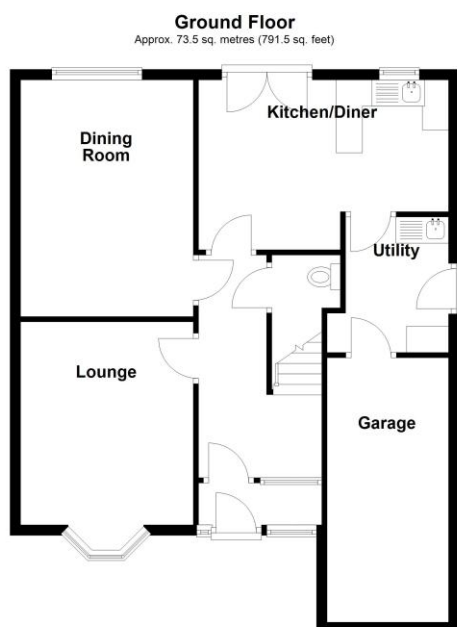
Family Bathroom to Rear 2.54m x 2.21m (8'4" x 7'3")

Separate W.C

Side Garage 4.93m x 2.44m (16'2" x 8'0")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – E



Total area: approx. 123.5 sq. metres (1329.2 sq. feet)

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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.