



smarthomes

## Broad Oaks Road

Solihull

- An Extremely Well Presented Five Bedroom Family Home
- Modern Family Kitchen/Diner & Two Reception Rooms
- Delightful Private West Facing Rear Garden
- En-Suite Bathroom & En-Suite Shower Room

**£1,000,000**

Current EPC Rating - D  
Current Council Tax Band - F





## Property Description

A substantially extended detached family home situated in one of Solihull's most sought after roads. Offering spacious accommodation comprising two reception rooms, superb extended open plan family kitchen/diner, home office, utility room, guest W.C, five well proportioned bedrooms, en-suite shower room, en-suite bathroom, four piece family bathroom, delightful private West facing rear garden, double garage and ample driveway 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 4.32m x 3.61m (14'2" x 11'10")

Extended Reception Room Two to Rear 7.14m x 3.53m (23'5" x 11'7")

Superb Extended Open Plan Family Kitchen/Diner 8.51m x 5.11m max (27'11" x 16'9" max)

Home Office to Rear 2.67m x 2.01m (8'9" x 6'7")

Utility Room 4.39m x 1.4m (14'5" x 4'7")

Extended Bedroom One to Rear 6.88m max x 3.4m max (22'7" max x 11'2" max)

Extended Bedroom Two to Rear 4.62m x 3.15m (15'2" x 10'4")

Bedroom Three to Front 4.57m x 3.56m (15'0" x 11'8")

Bedroom Four to Front 4.24m x 2.67m (13'11" x 8'9")

Bedroom Five to Front 2.26m x 1.93m (7'5" x 6'4")

Double Garage 5.44m x 4.27m (17'10" x 14'0")

### 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 – G



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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 and 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.