

smarthomes

Oak Grove

Tidbury Green, Solihull

- A Well Presented Semi-Detached Property
- Two Good Size Bedrooms
- Spacious Lounge/Diner & Guest W.C
- South Facing Rear Garden

£325,000

Current EPC Rating - B

Current Council Tax Band - C











Property Description

A beautifully presented modern semi-detached home occupying an enviable position on the delightful Regency Fields development. The property benefits from spacious lounge/diner, fitted kitchen, guest W.C, two spacious double bedrooms, family bathroom, private South facing rear garden and off road parking

The Village of Tidbury Green provides semi-rural character surrounded by lush greenery and has a close-knit community feel. Earlswood Lakes are less than 2 miles away and made up of three reservoirs popular with anglers, as well as being a nature reserve – a lovely spot for walking. Wythall Train Station is also less than a mile away providing access to Stratford-Upon-Avon and Worcester, and there is easy access to the M42 and motorway links

The nearest shop is Select and Save in Wythall, and there is also a Tesco Express in the neighbouring village of Dickens Heath, along with several independent stores, Costa Coffee, restaurants and bars.

Further afield, Solihull Town Centre has two malls – Touchwood and Mell Square – and a good selection of chain stores and independents along High Street, Mill Lane and Drury Lane.

For families, there are several well-regarded schools in the local area, including Tidbury Green School, Dicken's Heath Community Primary School and Light Hall School for secondary students; however we do advise all interested parties to check the school catchments for yourselves







Rooms & Measurements

Spacious Lounge/Diner to Rear 4.75m max x 4.06m max (15'7" max x 13'4" max)

Modern Kitchen to Front 3.51m x 1.93m (11'6" x 6'4")

Bedroom One to Front 4.06m x 3.02m (13'4" x 9'11")

Bedroom Two to Rear 4.06m x 3.02m (13'4" x 9'11")

Family Bathroom to Side

Tenure
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor.

Council tax band C











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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.