



68 Broad Oaks Road, Solihull, B91 1HZ

Price Guide **£549,950**

- Larger Traditional Semi Detached
- Two Reception Rooms
- Four Double Bedrooms
- Generous South Facing Garden
- Scope to Enlarge (STPP)
- Energy Efficiency Rating - E

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Bartley's are delighted to offer for sale a spacious four bedroom traditionally built residence that offers tremendous scope for enlargement/improvement (STPP). The spacious interior retains many original features and characteristics of this era that compliment the generous proportions on offer and substantial south facing garden. The accommodation briefly comprises welcoming hall way, two reception rooms, dining kitchen large utility, cloakroom/wc, four double bedrooms, boarded loft with staircase, family bathroom, generous established south facing gardens, single garage and deep driveway. No Chain

APPROACH

The property is set back behind a deep lawned foregarden and driveway enabling off road parking for numerous vehicles. A UPVC double glazed storm porch entrance leads via a glazed front door to:

WELCOMING HALLWAY

17' 5" (5.31M) X 8' 9" (2.67M)

Double panel radiator, stairs rising to first floor landing, two wall light points, ceiling light point, TV aerial point, doors to front and rear reception rooms, dining kitchen and under stairs storage cupboard.

SITTING ROOM

15' 10" (4.83M) X 14' 5" (4.39M)

Original brick feature fireplace with open fire, double panel radiator, four wall light points, shelving to recess areas, original ceiling coving, UPVC double glazed window to front aspect.

LOUNGE

21' 10" (6.65M) X 11' 5" (3.48M)

Ornamental fireplace with hearth, double panel radiator, four wall light points, original ceiling coving, TV aerial point, feature archway, UPVC double glazed window and French door to garden.

DINING KITCHEN

17' 8" (5.38M) X 11' 9" (3.58M)

A range of modern wall and base units with co-ordinated roll top work surface over, stainless steel sink and drainer unit, integrated electric hob and oven with canopy extractor fan over, wall mounted Potterton central heating boiler, double panel radiator, two wall light points, window to side aspect, door to:

SIDE UTILITY/STORE

14' 3" (4.34M) X 10' 5" (3.18M)

A superb utility room with space and plumbing for washing machine and additional appliances, Belfast sink, shelving, power supply and lighting, opening to garage and side gate, door to garden store, coal store and wc, door to rear.

WC

Low level flush wc, ceiling light point, obscure glazed window to rear aspect.



FIRST FLOOR

Doors to all bedrooms, bathroom, fixed staircase to boarded loft.

LOFT

24' 2" (7.37M) X 16' 4" (4.98M)

A full boarded loft offers scope for conversion (STPP), lighting and power points.

BEDROOM ONE

14' 5" (4.39M) X 15' 0" (4.57M)

Built in wardrobes, two single panel radiators, ceiling light point, UPVC double glazed to front aspect.

BEDROOM TWO

11' 6" (3.51M) X 16' 2" (4.93M)

Built in cupboard, single panel radiator, ceiling light point, UPVC double glazed window to rear aspect.

BEDROOM THREE

12' 10" (3.91M) X 9' 9" (2.97M)

Single panel radiator, ceiling light point, UPVC double glazed window to rear aspect.

BEDROOM FOUR

10' 4" (3.15M) X 8' 9" (2.67M)

Built in storage cupboard, single panel radiator, ceiling light point, large walk in storage cupboard, UPVC double glazed apex window to front aspect.

BATHROOM

A modern three piece suite comprises close couple wc, wash hand basin with vanity cupboard, panel bath with shower attachment over, complementary ceramic wall tiling to walls, single panel radiator, recessed spot lights, airing cupboard, obscure glazed window to side aspect.

REAR GARDEN

A substantial south facing established garden is mostly laid to lawn with shaped borders incorporating shrubs, flowers with tree lined perimeter, making this a particular feature of this property.

GARAGE

15' 1" (4.6M) X 9' 5" (2.87M)

Power supply and lighting, shelving, double doors to front.



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Approximate Gross Internal Area (including Garage) = 208 sq m / 2239 sq ft
 Loft = 37 sq m / 398 sq ft
 Potting Shed = 3.2 sq m / 35 sq ft
 Total = 248.2 sq m / 2672 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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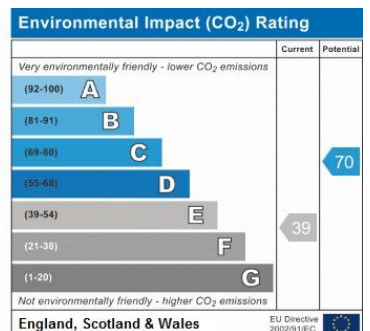
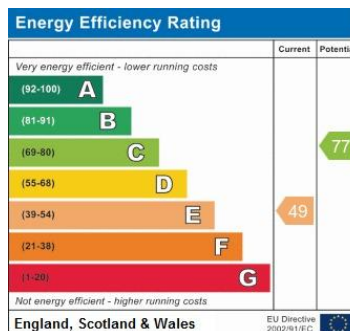
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