



56 Broad Oaks Road, Solihull B91 1HZ

Price Guide **£1,100,000**

- Traditional Character 1920's Detached Residence
- Four Double Bedrooms
- Refitted Ensuite & Family Bathroom

- Two Reception Rooms & Library
- Spectacular South Facing Garden
- Double Garage
- Energy Efficiency Rating - D

0121 709 3300

56 Broad Oaks Road, Solihull B91 1HZ

Bartleys are pleased to offer this charming and spacious, four bedroom, detached home full of character and original features. Built in the late 1920s, this much loved property has been within the same family ownership for 46 years. The home combines period elegance with a prime location and offers two principle reception rooms, library, beautifully appointed kitchen and utility, a stunning conservatory that overlooks the spectacular southwest facing rear garden. With generous proportions throughout and scope to further extend (STPP), there is potential to create a dream family home a short walk to Solihull Station, local amenities and within easy reach of Touchwood Shopping Centre and Arden Tennis Club.

APPROACH

The property is sat well back from the road with a deep driveway providing off-road parking for numerous vehicles leading to a double width Garage. There is a lawned fore garden leading to a covered storm porch entrance to:-

WELCOMING HALLWAY

A spacious hall welcomes you and has beautiful original oak cladding and staircase rising to first floor landing, double panel radiator, ceiling light point, doors radiating off to both reception rooms, kitchen and cloakroom/WC.



CLOAKROOM / WC

Low-level flush WC, hand wash basin, ceramic tiling to floors and walls, single panel radiator, obscure UPVC double glazed window to the front aspect.

SITTING ROOM

16' 9" (5.1M) X 12' 6" (3.8M)

Ornate feature fireplace with gas fire insert, original ceiling coving, ceiling light point, two double panel radiators, large feature archway & UPVC double glazed bay window to the front aspect.



LOUNGE

16' 9" (5.1M) X 12' 6" (3.8M)

Original open fireplace, two double panel radiators, ceiling light point, original coving to ceiling, two wall light points, archway leading through to:-

STUNNING CONSERVATORY

17' 1" (5.2M) X 9' 6" (2.9M)

Enjoys a wonderful vista of the spectacular mature garden with two double panel radiators and UPVC double glazed door to the rear.



BREAKFAST KITCHEN **20' 8" (6.3M) X 11' 10" (3.6M)**

A beautifully fitted, light oak shaker-style kitchen comprehensively fitted with a range of wall and base units with granite work surfaces and upstands, integrated Siemens appliances that include an induction hob, double oven, canopy extractor fan, dishwasher, one and a half bowl ceramic single drain sink unit, LED spotlights underfloor heating, double panel radiator, delightful walk-in pantry, UPVC double glazed window overlooking the garden, doors leading off to the utility, library, garage and UPVC double glazed door to the garden.



UTILITY **8' 10" (2.7M) X 5' 7" (1.7M)**

A range of matching units with granite work surfaces, ceramic single bowl sink unit, underfloor heating, space and plumbing for a washing machine.

LIBRARY / STUDY **15' 1" (4.6M) X 13' 5" (4.1M)**

Unique hexagonal shaped extension that is currently used as a library but could easily be used for a multitude of purposes including a ground floor bedroom, double panel radiator, tongue and groove ceiling with light point, LED spotlights, door to large walk-in cupboard, UPVC double glazed windows and UPVC double glazed door lead out to the garden.



FIRST FLOOR

Beautifully maintained original timber beams to ceilings, ceiling light point, doors radiate off to all bedrooms and family bathroom and a large built in storage cupboard, large loft hatch with pull down ladder leads to a substantial boarded loft space that offers huge potential for conversion.

MASTER BEDROOM (REAR)

16' 9" (5.1M) X 11' 10" (3.6M)

Enjoys glorious views of the rear garden, fitted with a range of built-in wardrobes, double panel radiator, ceiling light point, UPVC double glazed bay window to the rear aspect door to:-



EN-SUITE

11' 10" (3.6M) X 7' 7" (2.3M) MAX

A modern refitted en-suite bathroom/wet room has a contemporary three-piece suite comprising low-level flush WC, hand wash basin with vanity unit, panel bath, shower enclosure with thermostatic shower unit, Italian ceramic tiling to walls and floors, LED spotlights, chrome towel radiator, illuminated mirror cabinet, obscure UPVC double glazed windows to the front and side aspects.



BEDROOM TWO (FRONT)

16' 9" (5.1M) X 12' 10" (3.9M)

Double panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect.

BEDROOM THREE (REAR)

16' 9" (5.1M) X 14' 9" (4.5M)

Double panel radiator, ceiling light point, UPVC double glazed bay window to the rear aspect.

BEDROOM FOUR (REAR)

11' 6" (3.5M) X 9' 6" (2.9M)

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



FAMILY BATHROOM

A beautifully appointed, refitted bathroom comprises low-level flush WC, hand wash basin with vanity unit, panel bath, superb shower enclosure with thermostatic shower unit, complementary ceramic tiling to walls and floor chrome towel radiator, heated mirror cabinet, LED spotlights, obscure UPVC double glazed window to the front aspect.

DOUBLE GARAGE
16' 1" (4.9M) X 15' 5" (4.7M)

Electric roller shutter door, wall-mounted Vaillant combi boiler, power and lighting



OUTSIDE

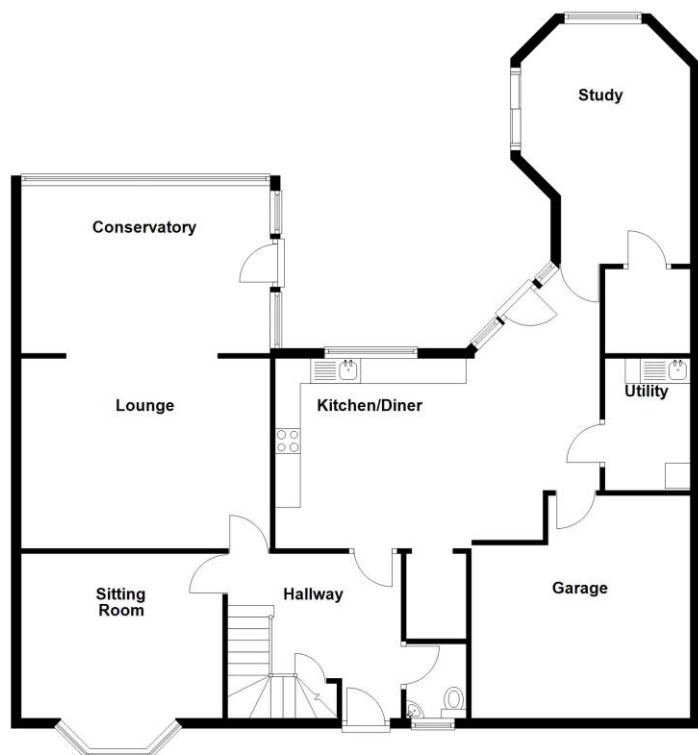
This property is exceptionally located both with its position on Broad Oaks Road and the Garden's Southwest facing aspect. There are very few properties on this road, or in the area, that offers such a large frontage and a beautiful rear garden divided into distinct areas providing an incredible outdoor space for the whole family. The rear garden has been meticulously maintained over the years creating a beautiful relaxation area with an abundance of mature trees shrubs and plants. It features a summer house and offers a good degree of privacy from neighbouring gardens thanks to a beautiful Arbor with climbing wisteria that leads to the rear of the garden..

TENURE

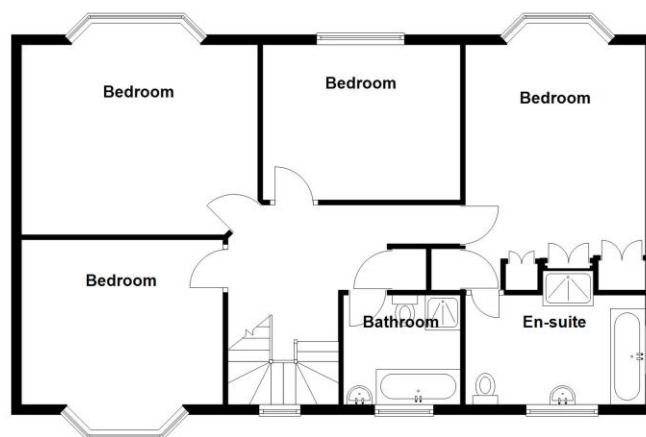
We have been advised that the property is Freehold. This is subject to verification by your Solicitor.



Ground Floor
Approx. 119.9 sq. metres (1290.6 sq. feet)



First Floor
Approx. 90.6 sq. metres (975.4 sq. feet)



Total area: approx. 210.5 sq. metres (2266.0 sq. feet)



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The UK's number one property website

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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