



16 Overlade Road, Solihull B91 3NA

£300,000

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Key Features

Canopy Porch / Reception Hall
 Guest Cloakroom / Lounge
 Dining Kitchen
 Three Bedrooms
 En-Suite Shower Room
 Family Bathroom
 Gas Central Heating / Double Glazing
 Garage En-Bloc
 Foregarden offering Driveway Parking
 Rear Garden
 Remainder of NHBC Guarantee

16 Overslade Road is a charming, spacious, recently constructed, three bedroom, end town house residence, discretely set in a secure gated development with this highly respected sought after residential area.

Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

Local Authority

Solihull Metropolitan Borough Council

Vendor's Comments

We purchased the property from new and have had great pleasure living on what was then known as the exclusive Dodd Homes 'Blossomfields' Solihull development.

We chose the property for its idyllic setting, private and hidden away from the hustle and bustle of Solihull but yet still close enough to benefit the town centre with commuter links of train, car and bus.

The house has a large footprint for a three bedroom home and was carefully planned having a Pepper Kitchen installed to an open kitchen diner a must with a family and great for entertaining.

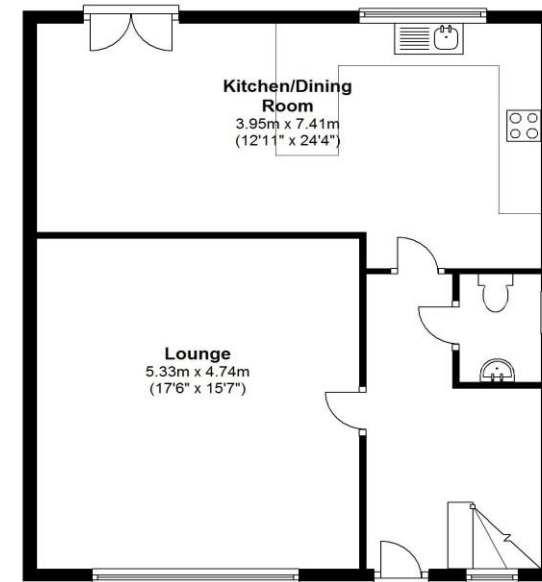
Our children have grown up in the house and have had a secure and safe environment living within a gated community and one which has allowed us the benefit of a superb location for school catchment areas. There is a thriving community within the development which is respectful and allows all genres of home owner as evident on 'Blossomfields' to enjoy the peace and security it offers.

The next custodian of the house we hope will enjoy the summer evenings on the corner patio deliberately positioned to enjoy the last of the summer days sunshine.

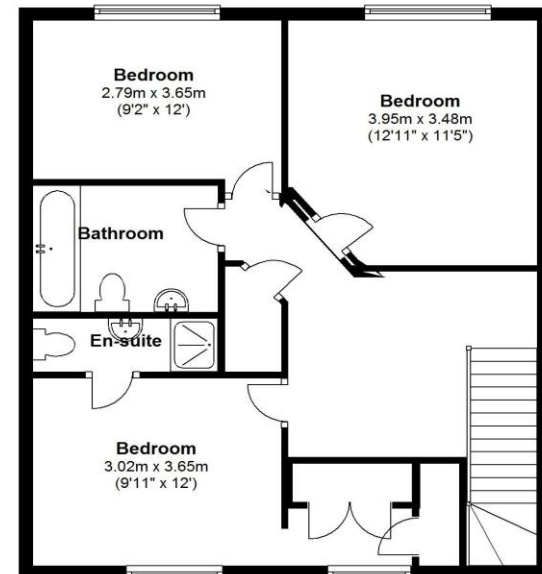
Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

Ground Floor
 Approx. 65.1 sq. metres (700.8 sq. feet)



First Floor
 Approx. 63.7 sq. metres (685.9 sq. feet)



Total area: approx. 128.8 sq. metres (1386.7 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Energy Efficiency Rating

