

Horton & Storey



Ulleries Road, Solihull,

Offers Over £299,950

Property Features

- No Chain
- Large South Facing Rear Garden
- Three Bedrooms
- Two Reception Rooms
- Family Home
- Garage

Full Description

LOCAL AREA Situated on a popular road in Solihull having access to excellent transport links such as being within walking distance of Olton Train Station, a short drive to Birmingham International Airport and the M42 Motorway. There are local amenities including a wide range of Shops, Supermarkets and Gyms.

APPROACH Via a driveway for multiple cars leading to the porch.

GROUND FLOOR

ENTRANCE HALL Stairs leading to the first floor landing, a central heating radiator and doors to the ground floor rooms.

DINING ROOM 10' 9" x 14' 6" (3.29m x 4.42m) A large double glazed bay window to the front elevation, central heating radiator and sliding doors providing access to the lounge.

LOUNGE 10' 9" x 13' 11" (3.3m x 4.25m) Double glazed sliding patio doors leading to the rear garden, gas fire with feature fireplace and a central heating radiator.

KITCHEN 7' 2" x 9' 2" (2.2m x 2.8m) Comprising of a range of wall and floor base units, work surface having an inset sink with mixer tap and drainer, a dishwasher, space for a freestanding cooker, tiling to splash prone



areas, a double glazed window over looking the rear garden and a door leading to the utility room.

UTILITY ROOM Having doors leading to the garage, garden and guest wc. There is a range of wall units with an inset sink, plumbing for a washing machine, space for a tumble drier and a central heating radiator.

GUEST WC

FIRST FLOOR

BEDROOM ONE 8' 6" x 14' 10" (2.6m x 4.53m)

Benefiting from a range of fitted wardrobes, a double glazed bay window to the front elevation and a central heating radiator.

BEDROOM TWO 8' 6" x 11' 1" (2.6m x 3.4m) Having a range of fitted wardrobes, a double glazed window to the rear elevation and a central heating radiator.

BEDROOM THREE 5' 10" x 9' 6" (1.8m x 2.9m) A generous sized single bedroom with built in cupboards, a double glazed window to the rear elevation and a central heating radiator.

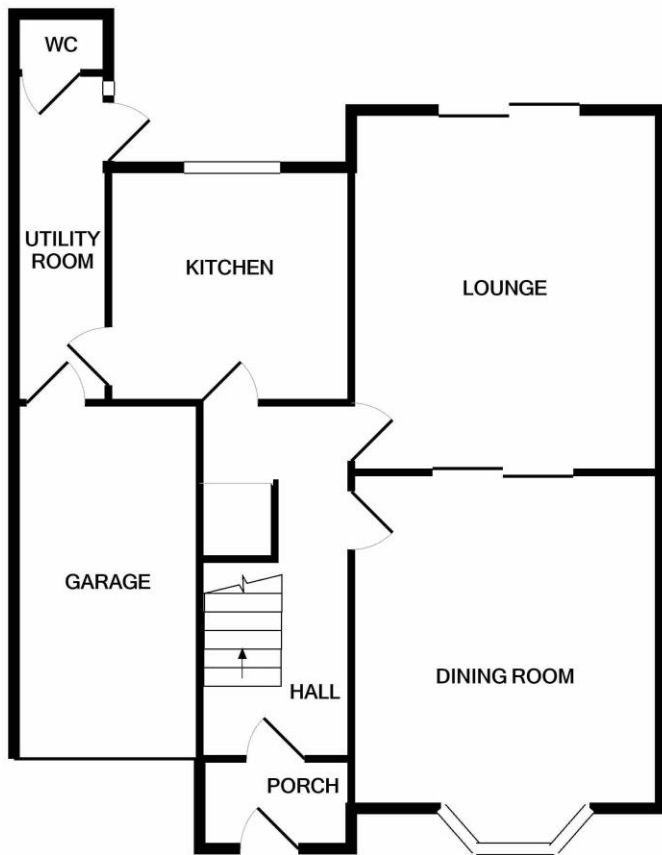
BATHROOM The suite comprises of a panelled bath with shower over, sink and a bidet. There is a wall mounted heated towel rail, airing cupboard, tiling to splash prone areas and an obscure double glazed window to the front elevation.

WC Separate WC with an obscure double glazed window to the side elevation.

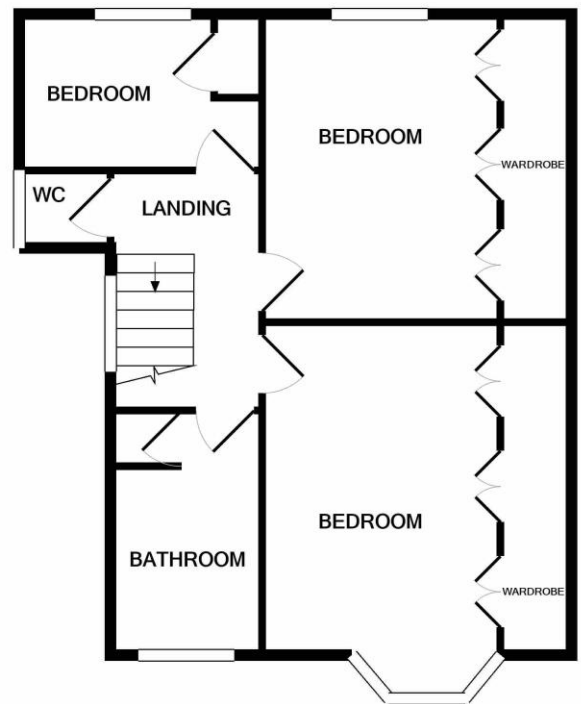
OUTSIDE

REAR GARDEN One of the main selling features of this property is the large south facing rear garden perfect for families. A slabbed patio area with sheds and a pond, leads to a very long lawn with further sheds at the end. There are mature shrubs and bushes to the boundaries.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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