

# Horton & Storey



Olton Road, Shirley, Solihull,

Offers Over £415,000



# Property Features

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- Four Bedrooms
- Two Reception Rooms
- Kitchen Diner
- Guest WC
- Two Bathrooms
- Off Road Parking
- Large Rear Garden
- Call to view!

## Full Description

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**APPROACH** Via the driveway that has parking for two cars with a path leading to the front door.

### GROUND FLOOR

**ENTRANCE HALL** Stairs leading to the first floor landing, central heating radiator and door to the lounge.

**LOUNGE** 10' 5" x 18' 4" (3.2m x 5.6m) Having a double glazed box bay window to the front elevation, central heating radiator and access to the kitchen-diner.

**KITCHEN/DINER** A brilliant open plan kitchen/diner that is perfect for a family home, the kitchen area has a range of wall, base and drawer units, rolled edge work surface, stainless steel sink and drainer with mixer tap, tiling to splash prone areas, hob and oven with built-in extractor, integrated fridge freezer and tiled floor. The dining area has a set of double glazed patio doors to the rear elevation leading to the family room, a double glazed window to the side elevation and a central heating radiator.

**REAR RECEPTION ROOM** 11' 5" x 15' 1" (3.5m max x 4.6m max) An ideal family room that has been modified by the current owners by adding a tiled roof. There are multiple double glazed windows to the rear elevation and patio doors leading to the rear garden.

**WC** A recently tiled room with a wc, sink, drain and an obscure double glazed window to the side elevation.

### FIRST FLOOR

**LANDING** Having a cupboard housing the central heating boiler, a double glazed window to the front elevation, doors to first floor rooms and stairs leading to the second floor landing



**BEDROOM ONE** 10' 9" x 13' 5" (3.3m x 4.1m) A double bedroom with fitted wardrobes, a double glazed window to the front elevation and a central heating radiator.

**BEDROOM TWO** 9' 10" x 11' 1" (3m x 3.4m) A double bedroom with a double glazed window to the rear elevation and a central heating radiator.

**BATHROOM** A fully tiled bathroom with the suite a paneled bath with shower attachment over, sink and a wc. There is an obscure double glazed window to the front elevation and a radiator.

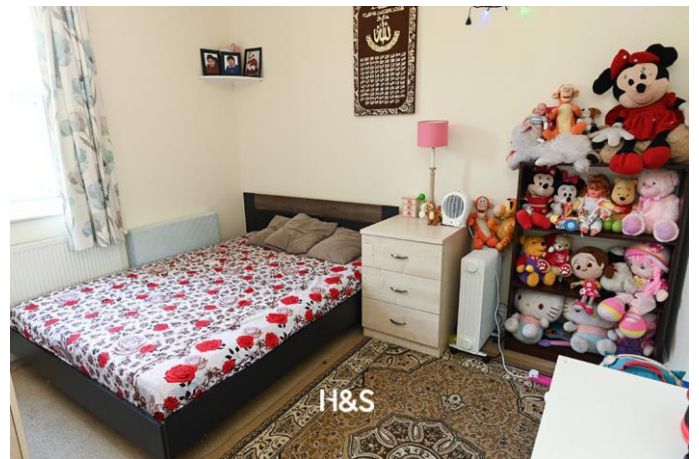


## SECOND FLOOR LANDING

**BEDROOM THREE** 10' 2" x 10' 9" (3.1m x 3.3m) A double bedroom with a velux window to the front elevation and a central heating radiator.

**BEDROOM FOUR** 9' 2" x 11' 1" (2.8m x 3.4m) A double bedroom with a velux window to the rear elevation, a central heating radiator and storage in the eaves.

**SHOWER ROOM** The suite comprises of an enclosed shower cubicle, sink and a wc. There is tiling to splash prone areas and a heated towel rail.



**REAR GARDEN** A large private rear garden that is ideal for entertaining and families. There is a slabbed patio area that provides access to both sides of the property, a garden shed and a large lawn with fencing to boundaries.

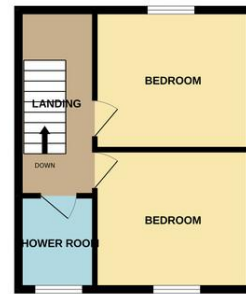
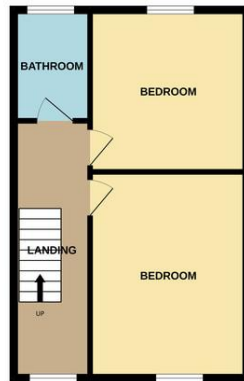




GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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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