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Olton Road, Shirley, Solihull,

Offers Over **£525,000**

Property Features

- Large Landscaped Rear Garden
- Four Bedrooms
- Garage
- Lounge/Diner
- Kitchen
- Sun Room
- Excellent Location
- Must View

Full Description

APPROACH

There is a driveway for multiple vehicles with a small laid lawn adjacent to the driveway leading up to the entrance hallway.

Porch

An enclosed porch leads into a welcoming entrance hallway.

Entrance hallway

Stairs to first-floor accommodation, Tiled floor, wall mounted central heating radiator, storage cupboard and doors to ground floor accommodation.

Through lounge 3.8m x 9.6m

Double glazed bay window to the front elevation, double glazed door to the rear elevation leading to patio, inset gas fire with feature fireplace and three wall mounted central heating radiators.

Dining room 2.5m x 5.2m

A double glazed bay window to the rear elevation conveniently overlooks the back garden; with wall mounted central heating radiator.

Kitchen 4.7m x 3.5m

There are two double glazed windows to the front and rear elevations. There are a range of high gloss wall and floor base units with recesses for freestanding cooker, washing machine and dishwasher. There is a door leading to the sunroom and a door to the side lean-to.

Lean-to

Having doors to garage, ground floor w.c. and rear garden.



Downstairs w.c.

This is a fully tiled room with a low-level flush w.c. with sink and heated towel rail.

Orangery 2.2m x 4.9m

Having three double glazed windows to the rear elevation and a door leading into to garden.

First-floor accommodation

First-floor landing

Having a double glazed window to the side elevation, loft access hatch and doors to bedrooms and bathroom.

Bedroom one 3.7m x 5.0m

Double glazed window to the rear elevation, wall mounted central heating radiator.

Bedroom two 3.7m x 3.7m

Double glazed window to the front elevation and a wall-mounted central heating radiator.

Bedroom three 2.3m x 3.6m

Double glazed window to the front and side elevation, wall-mounted central heating radiator.

Bedroom four 3.6m x 4.1m

Dual aspect double glazed window to the front and a further double glazed window to the rear elevation, fitted wardrobes, sink and door leading into en-suite.

En-suite

Low level w.c., wall mounted central heating radiator, shower cubicle, obscure double glazed window.

Shower room

The shower room is fully tiled and the suite comprises; a double walk-in shower cubicle, with low-level w.c., sink and wall mounted central heating. There is an obscure dg within to the side elevation.

REAR GARDEN A private rear garden that has been maintained by the current owners, there is a large patio area that leads down to a manicured lawn which has a further raised decking area that is an ideal sun trap. There are mature shrubs and bushes to the borders and to the rear of the garden there is space for garden sheds and a summer house.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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