

AP MORGAN



Olton Road, Shirley, Solihull
Asking Price £300,000

Features:

- Three bedrooms
- Greatly extended kitchen/diner
- Two reception rooms
- Family bathroom
- Off-street parking on drive
- Very well-appointed area

Description:

Guide Price of £300,000 - £325,000

A well-presented, semi-detached family home, boasting three comfortable bedrooms, a sizeable living space and off-road parking. This property is well positioned in Shirley, a stone's throw from the high street and all the amenities it offers.

To the front of the property is a tarmacked driveway providing off-road parking, with additional guest parking on the road in front.

The ground floor comprises: an entrance porch, a front reception room, which is currently used a playroom, an ample lounge with stairs rising to the first-floor landing, an open plan fitted kitchen/dining room, with a fitted gas hob, electric oven, sink, room for free-standing appliances and access to the rear garden. The dining room features a lovely skylight and bi-fold doors.

The first-floor landing establishes: double bedroom one, benefitting from a bay window, single bedroom two and a further single bedroom three, and the family bathroom, providing a bath with an overhead shower, wash basin and WC.

To the rear of the property is a private, low maintenance garden, with a generous lawn, and fenced borders.

Well situated in Solihull, this property is within easy reach of local amenities, shops, restaurants, and local parks. The area is well-connected, providing quick access to Birmingham city centre and surrounding major towns.

Details:

Porch

Play Room 11'4"x10'5" (3.45m x 3.18m) Max.

Lounge 11'4"x12'4" (3.45m x 3.76m)

Kitchen 6'8"x12'11" (2.03m x 3.94m)

Dining Room 6'4"x18'7" (1.93m x 5.66m)

Landing

Bedroom 1 11'4"x13'8" (3.45m x 4.17m) Max. including bay

Bedroom 2 8'4"x7'4" (2.54m x 2.24m)

Bedroom 3 6'9"x9'3" (2.06m x 2.82m)

Bathroom 8'4"x7'4" (2.54m x 2.24m) Max.

EPC Rating: D

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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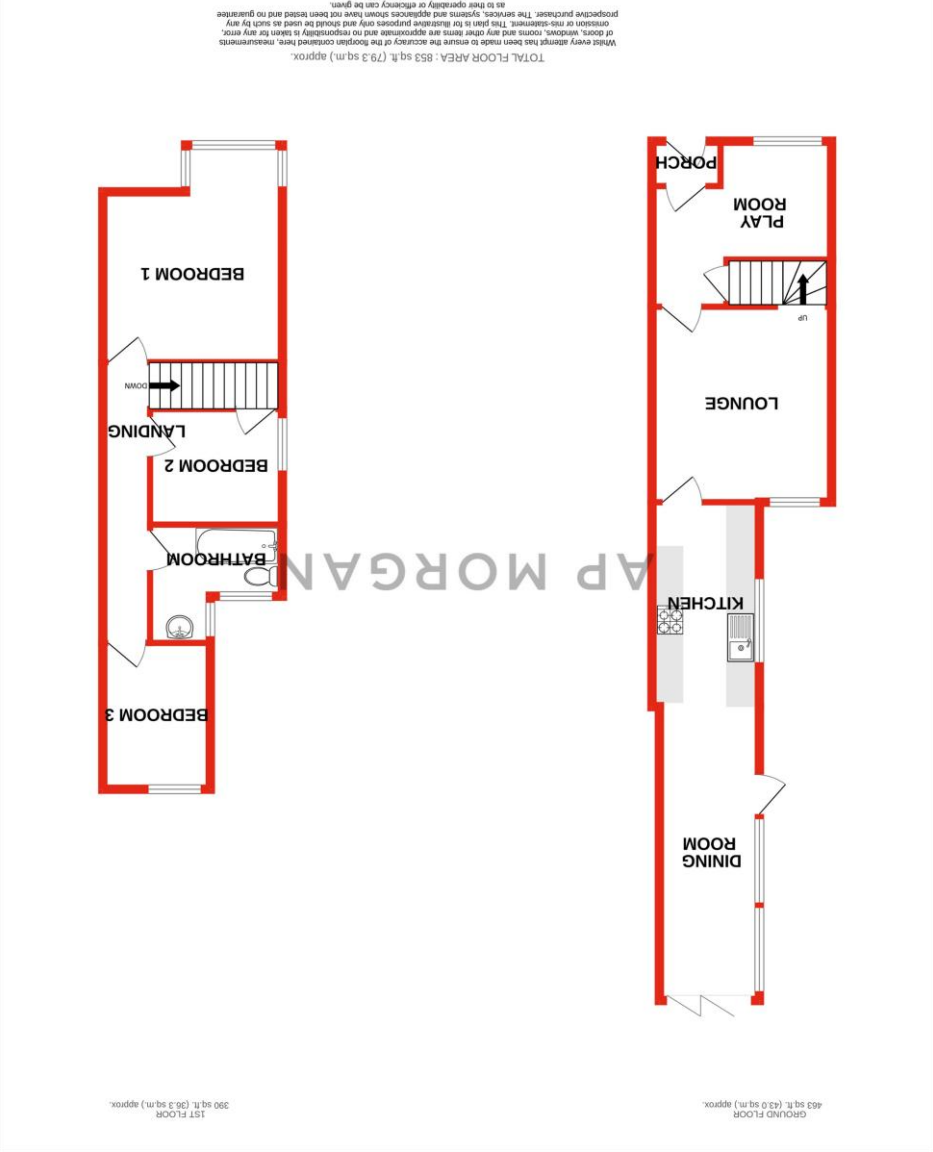
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