



BRAEMAR ROAD, OLTON, SOLIHULL, B92 8BS
ASKING PRICE OF £330,000



»X Three Bedroom Extended Semi Detached

»X Easy Walking Distance Of Olton Railway Station

»X Immaculately Maintained & Decorated

»X Internal & Early Viewing Essential

»X Living Room

»X Open Plan Fitted Kitchen/Dining/Family Room

»X Bathroom

»X Off Road Parking

»X Large Mature Garden

PROPERTY OVERVIEW

Situated in the most convenient location, an ideal opportunity to purchase this impressive three bedroom extended semi-detached which must be viewed internally to be appreciated. The property has been immaculately maintained and decorated and benefits from gas central heating, double glazing and has the added attraction of a large extended luxury fitted kitchen/dining/family room. Braemar Road is within easy walking distance of Olton railway station, local shops, schools and public transport and briefly comprises of: enclosed porch, entrance hall, WC, living room, large open plan kitchen/dining/family room, utility room, three bedrooms, family bathroom and large mature garden.

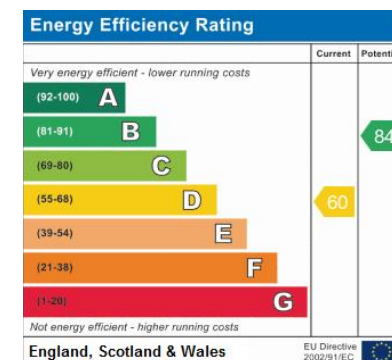
PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

COUNCIL TAX	Band D
TENURE	Freehold
SERVICES	Water meter, mains gas, electricity and sewers
BROADBAND	Sky Now
GARDEN	South facing

ITEMS INCLUDED IN THE SALE

Zanussi integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes, some light fittings and garden shed



ENCLOSED PORCH

ENTRANCE HALL

13' 8" x 5' 8" (max) (4.17m x 1.73m)

LIVING ROOM

15' 7" x 11' 7" (4.76m x 3.55m)

KITCHEN/DINING/FAMILY ROOM

24' 2" x 16' 1" (max) (7.37m x 4.92m)

UTILITY

6' 7" x 5' 2" (2.02m x 1.58m)

WC

6' 7" x 3' 1" (2.02m x 0.94m)

FIRST FLOOR

BEDROOM ONE

15' 7" x 10' 7" (max) (4.75m x 3.24m)

BEDROOM TWO

12' 3" x 10' 7" (3.74m x 3.24m)

BEDROOM THREE

9' 1" x 6' 7" (2.77m x 2.03m)

BATHROOM

8' 5" x 6' 3" (2.58m x 1.92m)

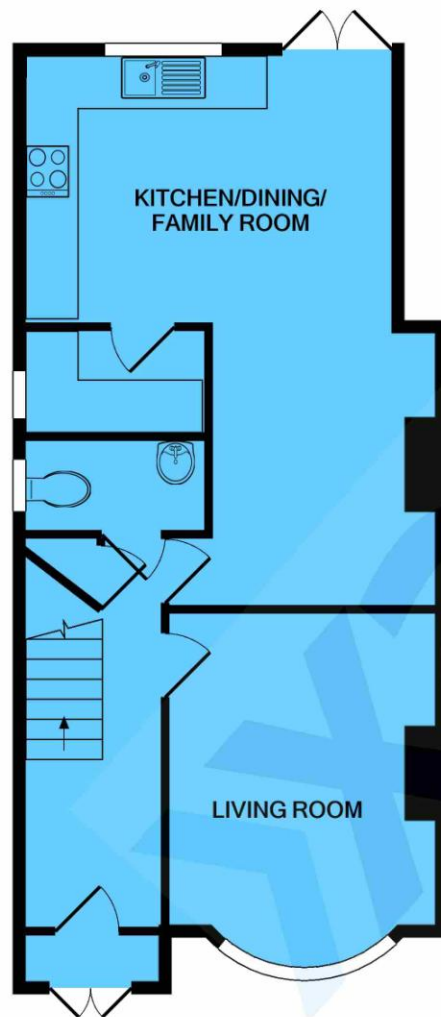
OUTSIDE THE PROPERTY

OFF ROAD PARKING

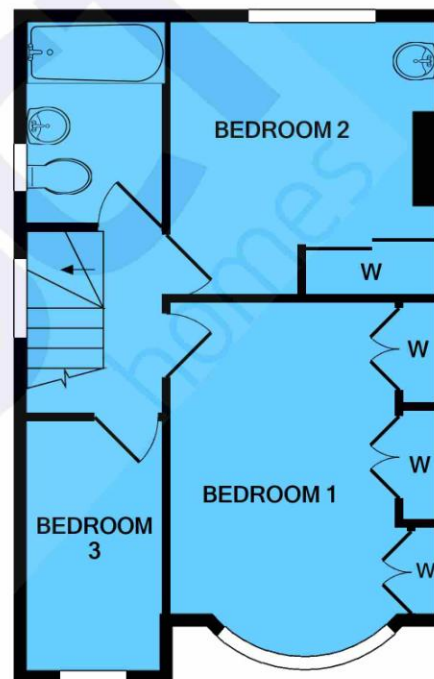
SOUTH FACING REAR GARDEN







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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