



BOURTON ROAD, OLTON, SOLIHULL, B92 8AY
ASKING PRICE OF £445,000

xact
homes

➤ X Sought After Location

➤ X Three Bedroom Extended Semi Detached

➤ X Early Viewing Essential

➤ X Two Reception Rooms

➤ X Extended Kitchen

➤ X Three Good Sized Bedrooms

➤ X Bathroom

➤ X Garage

➤ X Large Rear Garden

PROPERTY OVERVIEW

Situated in the most sought after location, an ideal opportunity to purchase this 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 an extended lounge and breakfast kitchen. The accommodation briefly comprises of: recessed porch, entrance hall, two reception rooms, extended breakfast kitchen, three bedrooms, bathroom, garage and large well maintained rear 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. Olton has its own local amenities at Dovehouse Parade. There is also 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 Olton Railway Station (some 10 minutes walk from the property), 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

Mains gas, electricity and sewers

BROADBAND

Virgin Media - Fibre optic

LOFT SPACE

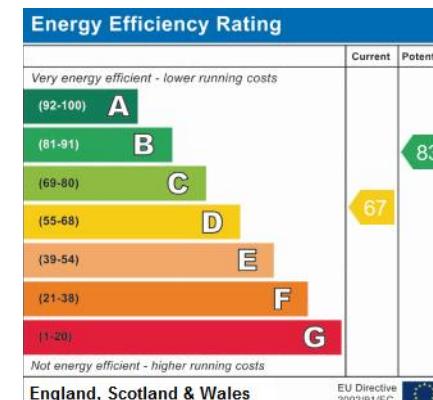
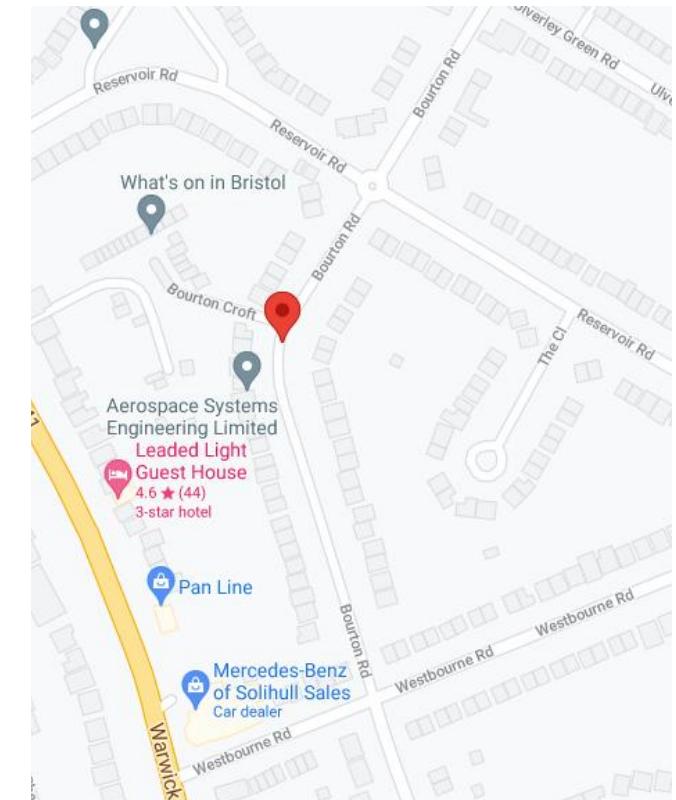
Boarded with ladder and lighting

GARDEN

South east facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets, curtains and light fittings and fitted wardrobes in two bedrooms



FIRST FLOOR

RECESSED PORCH

ENTRANCE HALL

13' 11" x 6' 11" (4.26m x 2.12m)

RECEPTION ROOM ONE

16' 0" x 10' 7" (max) (4.89m x 3.25m)

RECEPTION ROOM TWO

18' 5" x 11' 8" (max) (5.63m x 3.57m)

BREAKFAST KITCHEN

14' 1" x 11' 5" (4.31m x 3.50m)

WC

4' 6" x 3' 0" (1.39m x 0.92m)

BEDROOM ONE

16' 0" x 10' 7" (max) (4.89m x 3.25m)

BEDROOM TWO

15' 2" x 11' 6" (max) (4.64m x 3.52m)

BEDROOM THREE

8' 1" x 6' 11" (2.48m x 2.12m)

BATHROOM

9' 2" x 8' 2" (2.81m x 2.51m)

OUTSIDE THE PROPERTY

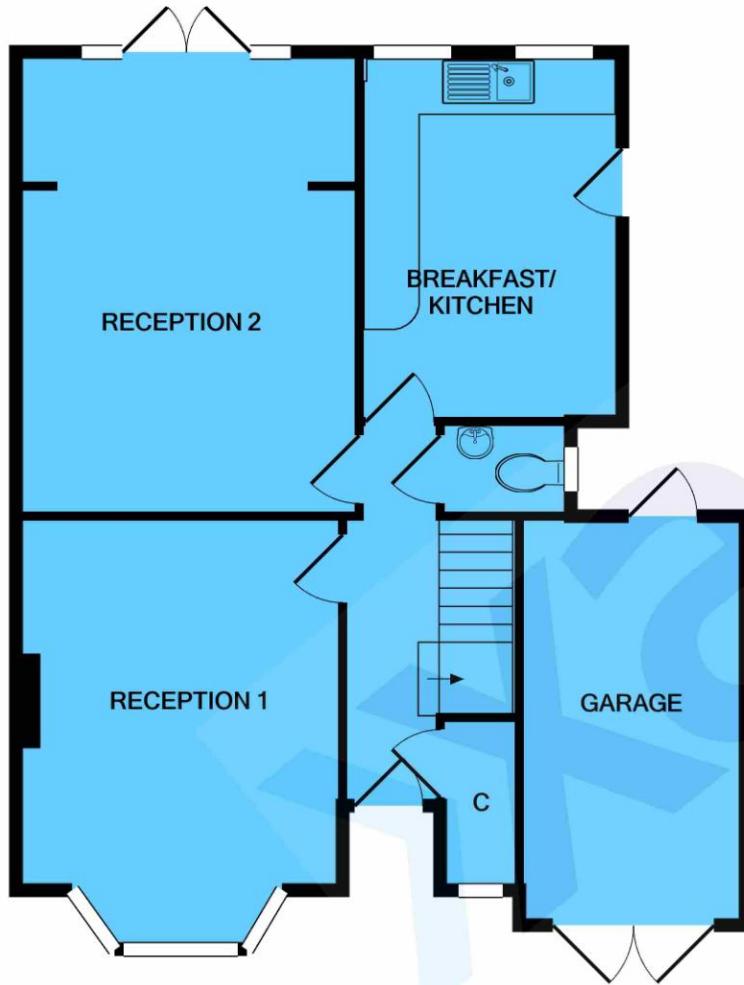
GARAGE

14' 8" x 7' 3" (4.48m x 2.22m)

LARGE REAR GARDEN







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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