



Olton Croft, Birmingham





Property Description

Nestled in a sought-after location, this immaculate three-bedroom semi-detached property is a dream come true for families and professionals alike. Step inside to discover a home where modern living meets comfort, starting with a stunning open-plan kitchen diner that's perfect for both everyday meals and entertaining guests.

The seamless flow continues into a bright and airy conservatory, offering a tranquil space to relax and unwind, while a separate reception room provides a cozy retreat for more intimate gatherings. Upstairs, three well-proportioned bedrooms offer ample space for rest and relaxation, complemented by a stylish family bathroom.

Outside, the property boasts a well-maintained garden, ideal for outdoor activities and al fresco dining. With its close proximity to excellent schools and convenient transport links, this home offers the perfect blend of lifestyle and convenience. Don't miss the opportunity to make this exceptional property your own.

Entrance Hallway

Storage under stairs and central heating radiator.

Lounge

12' 6" max x 10' 6" max (3.81m max x 3.20m max)
Double glazed bay window to front elevation, central heating radiator and shelving unit.

Kitchen Diner

16' 6" max x 12' (5.03m max x 3.66m)
Double glazed window and French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, a range of wall and base units with work surface over, integrated oven, induction hob, microwave, fridge/freezer & washer dryer, fitted storage, central heating radiator and LVT flooring.

Conservatory

9' 4" x 8' 1" (2.84m x 2.46m)
Double glazed French doors to rear elevation.

Landing

Double glazed window to side elevation, loft access with drop down ladders.

Bedroom One

13' 2" max x 10' 7" max (4.01m max x 3.23m max)
Double glazed window to rear elevation and central heating radiator.

Bedroom Two

12' 1" max x 10' 8" (3.68m max x 3.25m)
Double glazed bay window to front elevation and central heating radiator.

Bedroom Three

7' x 5' 6" (2.13m x 1.68m)
Double glazed window to front elevation and central heating radiator.

Bathroom

8' x 5' 6" (2.44m x 1.68m)
Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, central heating radiator, half tiled walls, airing cupboard and central heating boiler housed.

Front Garden

Tarmac driveway providing off road parking.

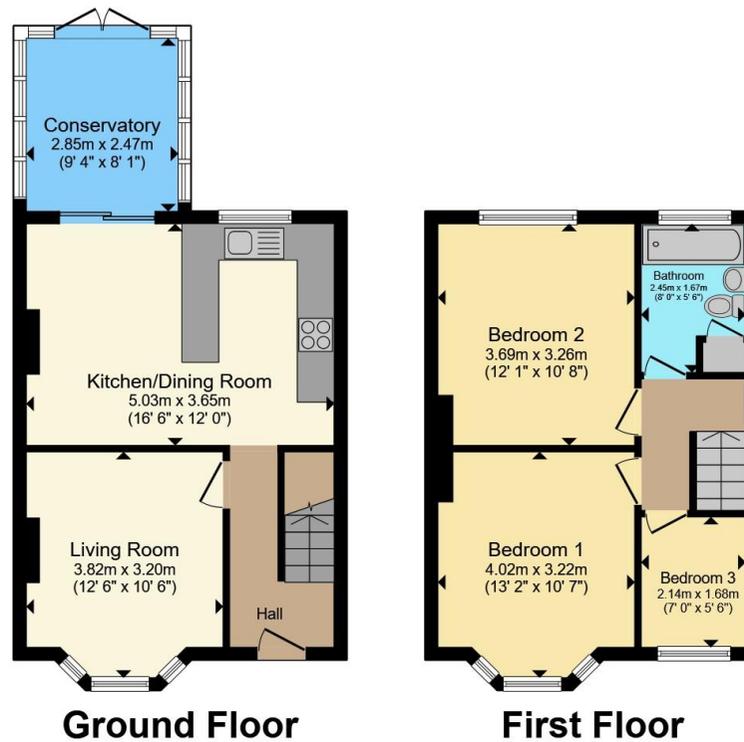
Rear Garden

Patio area, decking area. side access to frontage, double gate and two storage sheds.









Total floor area 78.8 m² (848 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI208526



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHI208526 - 0004