



18 BRAEMAR ROAD, SOLIHULL, B92 8BU

OFFERS OVER £310,000

- **THREE BEDROOM SEMI DETACHED**
- **MODERN KITCHEN**
- **LOVELY BATHROOM**
- **DRIVEWAY PARKING**
- **WIDER STYLE**
- **WELL PRESENTED**
- **OPEN PLAN KITCHEN AND DINING ROOM**
- **GARAGE**
- **WALKING DISTANCE TO OLTON STATION**
- **GAS FIRED CENTRAL HEATING**

Braemar Road leads off Ulverley Green Road which is sited just off the A41 Warwick Road within walking distance of Olton Railway Station offering services to Birmingham and beyond. Frequent bus services operate from here to the city centre of Birmingham, via Acocks Green, or in the opposite direction, passing the popular Dovehouse parade of shops, to the town centre of Solihull.

Solihull offers an excellent array of shopping facilities adjacent to which is Solihull's own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

There is easy access via Solihull Bypass to junction 5 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

The current vendors have installed a new kitchen since occupation and restyled the property internally to provide stylish accommodation. The property is set back from the road behind a shared access leading to driveway parking and the accommodation.

Enclosed Porch

Sliding entrance doors, cupboard housing gas and electricity meter, further entrance with obscure side windows leading to:

Hallway

Stairs to first floor with spindle balustrade, understairs storage cupboard, central heating radiator, wooden effect flooring, door to lounge and door to:

Guest Cloakroom

Low flush toilet, corner wash hand basin, tiling to splashback areas, extractor fan.

Lounge

12'0" x 11'8" (3.66m x 3.56m)



UPVC double glazed bay window to the front, fire surround with electric fire, central heating radiator, wooden effect flooring, double doors to dining area.

Dining Area

14'7" into the window x 10'10" (4.45m into the window x 3.30m)



UPVC double glazed window to rear with inset french doors leading to the garden, central heating radiator, store cupboard, laminate style flooring.

Kitchen

9'7" max x 8'7" (2.92m max x 2.62m)

Modern kitchen fitted with a range of wall, drawer and base units with work surfaces over, one and a half bowl sink unit with drainer and mixer tap, integrated oven with four ring gas hob and cooker hood, integrated fridge and freezer, integrated dishwasher, cupboard housing central heating boiler, UPVC double glazed window to the rear.

Landing

Obscure UPVC double glazed window on the turn, access to the loft space, and doors to:

Bedroom 1

14'7" into bay window x 10'8" (4.45m into bay window x 3.25m)



UPVC double glazed window to the rear, central heating radiator.

Bedroom 2
15'8" x 10'8" (4.78m x 3.25m)



UPVC double glazed bay window to front, central heating radiator.

Bedroom 3
8'9" x 7'10" (2.67m x 2.39m)



UPVC double glazed window to front, central heating radiator, cupboard over stair recess.

Bathroom



Stylish bathroom of bath, corner shower cubicle with sliding

doors with rainfall shower head and separate attachment, pedestal hand wash basin, low flush toilet, brick set tiling to splashback areas, chrome effect heated towel rail, extractor fan, obscure UPVC double glazed windows to rear and side, laminate flooring.

Outside



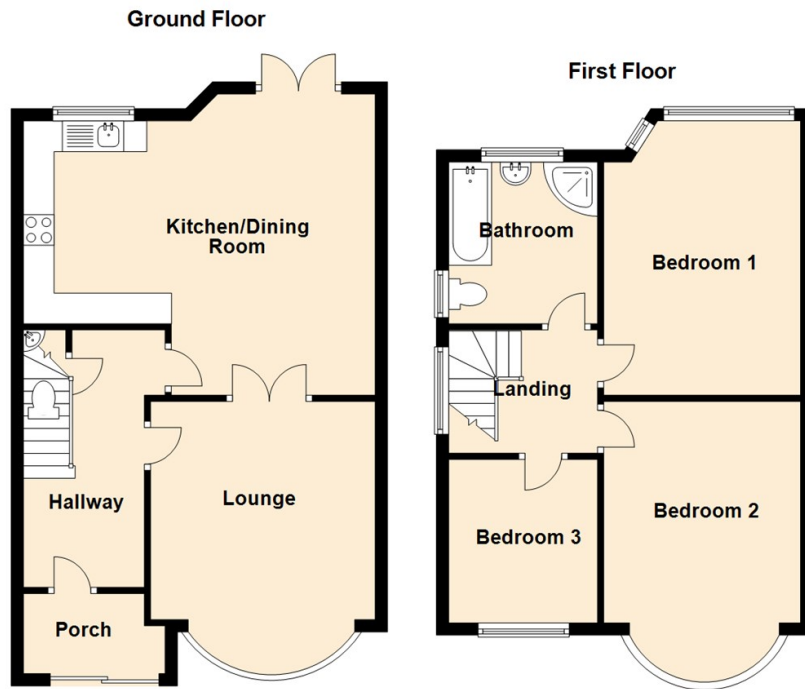
Laid mainly to lawn with a paved patio area and rear stone chipped patio, fenced boundaries, wide side hung gate leading to hard standing and garage.

Garage
16'2" x 8'1" (4.93m" x 2.46m")

Side hung wooden doors.

Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



LOCATION

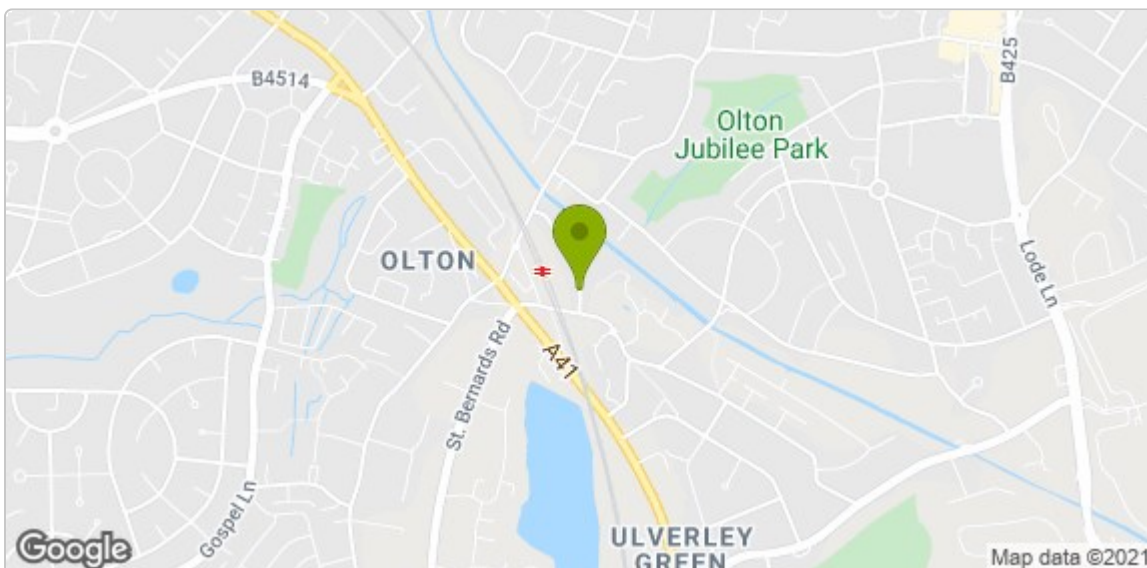
Leaving the town centre of Solihull via the A41 Warwick Road proceed towards Olton, past the Dovehouse parade of shops, under the railway bridge and at the traffic lights turn right into Ulverley Green Road. Continue cross two mini traffic islands where the property will be found on the right hand side.

TENURE We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

VIEWING

By appointment only please with the Solihull office on 0121 711 1712

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		62
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	