

Horton & Senate



61 Olton Road, Shirley, Solihull, B90 3NG

Offers In Excess Of £400,000

- Tastefully Presented
- Off Road Parking
- Loft Room - Bedroom/Office
- Close To Brilliant Schools
- Fantastic Location
- Kitchen
- Close To Shirley Train Station
- Lots Of Character
- Utility Room
- Close To Amenities

61 Olton Road, Solihull B90 3NG

An excellent opportunity to acquire a charming and characterful property within walking distance of Shirley High Street. This spacious home offers three double bedrooms, a generous lounge/diner, a well-appointed kitchen, utility room, guest WC, family bathroom, and a versatile loft room that can serve as an additional bedroom or office. Further benefits include off-road parking. Ideal for buyers seeking a property ready to move straight into, this is truly a must-see home.

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Council Tax Band: D



Approach

Accessed via a driveway providing off-road parking for two cars, leading to the front door. There is also gated side access to the rear garden.

Ground Floor

Dining Room

11'07 x 9'06

Situated to the front of the property, the dining room boasts a large window allowing plenty of natural light, a feature fireplace, central heating radiator, and an opening to the lounge.

Lounge

13'01 x 12'06

A cosy lounge ideal for relaxing, set to the rear of the property with a door leading out to the garden. This room benefits from a log-burning fire, a central heating radiator, and a door to the inner hallway.

Kitchen

12'02 x 8'04

The kitchen comprises a range of floor and wall base units providing ample storage, with wood worksurfaces incorporating an inset stainless steel sink with mixer tap and space for a Rangemaster cooker. Integrated appliances include a dishwasher and fridge. There is a double glazed window and a door leading to the rear garden.

Utility Room

8'04 x 5'04

A highly practical addition for family living, offering plenty of storage space, an additional sink, plumbing for a washing machine, space for a tumble

dryer, and other white goods. There is also a door to the guest WC.

Guest WC

Comprising a WC, sink, and an obscure double glazed window.

First Floor

Landing

Providing access to the first-floor rooms and a door leading to the spiral staircase to the second floor.

Bedroom One

12'09 x 11'07

A spacious double bedroom positioned at the front of the property, featuring two windows, a central heating radiator, and storage space.

Bedroom Two

10'01 x 8'06

Another double bedroom with three double glazed windows allowing plenty of natural light and a central heating radiator.

Bedroom Three

10'07m x 8'05m

Also a double bedroom, benefiting from a double glazed window, built-in storage, and a central heating radiator.

Family Bathroom

A fully tiled suite comprising a panelled bath with shower over, sink, and WC, with a double glazed window and radiator.

Second Floor

Loft Room

15'06m x 12'09m

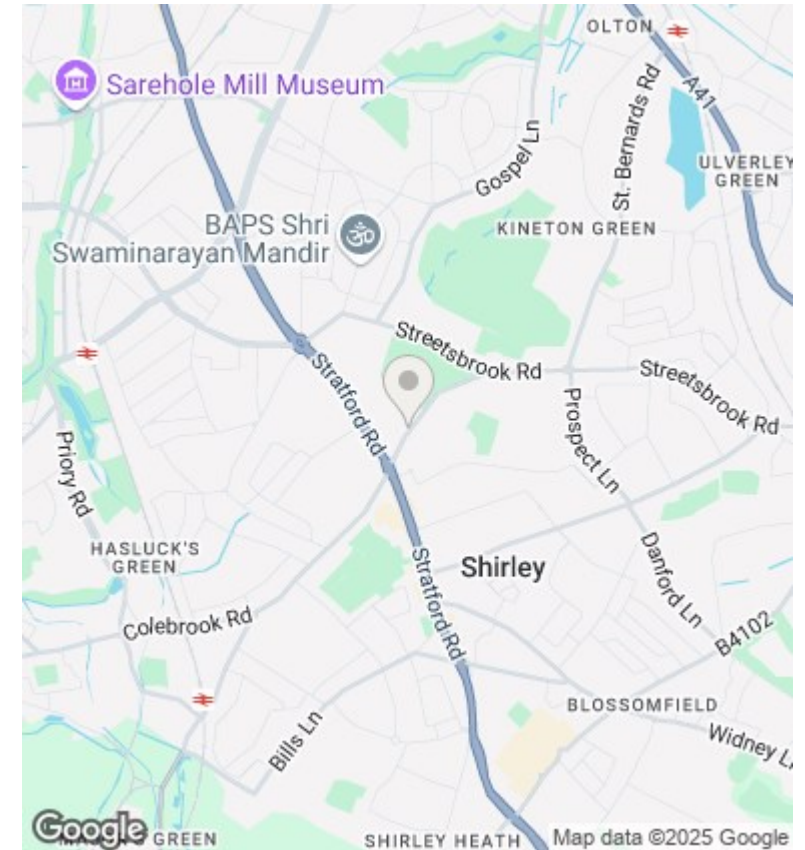
A versatile room ideal for use as a guest bedroom, workshop, or office.

Rear Garden

A real selling feature of this property, the garden is ideal for families and entertaining. There is a large patio area which the current owner has created into a tranquil space perfect for relaxing, leading onto a stretch of lawn with fencing to the boundaries and space for a shed.







Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	