



THREE BEDROOM SEMI DETACHED RESIDENCE

- Three Bedroom Semi Detached
- Lounge
- Open Plan Kitchen/Diner
- Spacious Family Home
- Two Double Bedrooms and Single Size Bedroom
- Family Bathroom and Separate
 WC
- Sought After Location Near to Olton Train Station
- Log Burner
- Garage and Driveway

ACCOMMODATION

A spacious three-bedroom, semidetached home in a popular area of Solihull.

The accommodation briefly comprises of a porch, spacious hallway with under stairs storage, a bright lounge with a log burner. An open plan modern kitchen/diner with some integrated appliances and patio doors to garden. Upstairs the property features three well proportioned rooms, a family bathroom with a shower cubide and bath and a separate WC.

This property has gas central heating.

To the front there is a driveway which provides ample off road parking.

To the rear there is a lawned area, patio area and garage.





PORCH

UPVC door to front with light.

HALLWAY

With leaded feature glass, Amtico flooring and under stairs open area for storage.

LOUNGE

16' 0" x 11' 11" (4.893m x 3.647m)

A spacious bright room with large bay window to front, log burner with wooden shelf above.

KITCHEN/DINER

18' 10" x 14' 7" (5.746m x 4.447m)

A beautifully presented spacious open plan kitchen/diner with electric oven, gas hob with extractor fan above. Space for fridge freezer, dishwasher and washing machine. Triple patio door to rear and additional upvc window.

MASTER BEDROOM

15' 8" x 10' 8" (4.78m x 3.259m) A spacious and bright room with large bay window to front.

BEDROOM TWO

wardrobes.

14' 8" x 10' 8" (4.486m x 3.261m) A spacious second double bedroom.
UPVC window to rear with built in

BEDROOM THREE

8' 7" x 7' 10" (2.641m x 2.40m)

UPVC window to front and storage cupboard.

BATHROOM

UPVC window to rear. Shower cubicle, bath and wash hand basin.

SEPARATE WC

Low level WC and UPVC window to side.

GARDEN

With patio area, side entrance gate and lawned area.

GARAGE

Single garage, useful space for storage.





























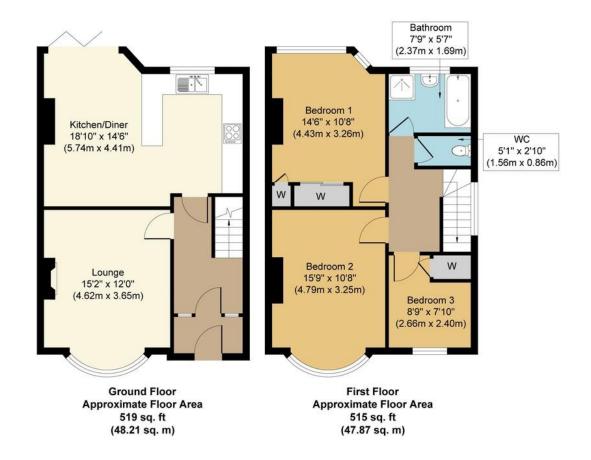
Offers Over £380,000

TENURE:

We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

Ruxton Independent Estate
Agents & Valuers LLP
6 The Square, Solihull
B91 3RB
0121 704 0100

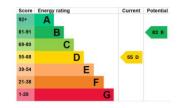




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such dby any prospective purchaser or tenant. The services, systems and applicances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com

Floorplan – For identification purposes only





Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.