



Olton Road, Shirley Solihull

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Property Description

Nestled in a desirable location near Stratford Road in Shirley, this charming dormer bungalow offers an ideal blend of comfort and convenience. Boasting three well-appointed bedrooms, the property features a spacious driveway and a garage, providing ample parking and storage space.

The fitted kitchen is both stylish and functional, catering to all your culinary needs. The downstairs bathroom is equipped with both a bath and a shower, ensuring a relaxing and versatile bathing experience. Additionally, an upstairs shower room adds further convenience for residents.

Outside, the property is surrounded by a beautiful, mature garden, perfect for outdoor relaxation and entertaining. Its prime location offers easy access to bus links, shops, and restaurants, making it an excellent choice for those seeking a balanced lifestyle with all amenities close at hand.

Entrance Porch

Double glazed windows to either side of double glazed French doors and tiling to floor.

Entrance Hallway

Central heating radiator, stairs to first floor accommodation and all doors off to:

Dining Room

12' 3" into recess x 12' 10" into recess (3.73m into recess x 3.91m into recess)

Two single glazed wood framed doors to side elevation, central heating radiator and door to:

Kitchen

19' 6" x 7' 1" (5.94m x 2.16m)

Two double glazed windows to rear, double glazed door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated electric hob, double oven, space and plumbing for washing machine, fully tiled to floor and partially tiled walls.

Downstairs Bathroom

Wood framed single glazed window to rear elevation, walk in shower cubicle with door, bath with mixer taps, spotlights, central heating radiator, wash hand basin, W.C, and tiling to walls and flooring.

Lounge

20' 7" into bay x 11' 5" into recess (6.27m into bay x 3.48m into recess)

Double glazed bay window to front elevation, central heating radiator and glass sliding doors leading into:

Conservatory

13' 9" x 10' 9" (4.19m x 3.28m)

Double glazed windows to side and rear elevations and double glazed double doors to rear elevation.

Bedroom One

14' 8" into bay x 12' (4.47m into bay x 3.66m)
Ground floor. Double glazed bay window to front elevation, fitted wardrobes and central heating radiator.

Bedroom Two

15' 8" max x 11' 2" (4.78m max x 3.40m)
Irregular shaped room with partial height restriction. Double glazed window to front elevation, central heating radiator and built in storage into eaves.

Bedroom Three

13' 6" max x 8' 5" max (4.11m max x 2.57m max)
Partial height restriction. Double glazed window to rear elevation, door leading to storage cupboard housing central heating boiler, large eaves storage and door to frontage of rood (boarded with lighting).

Shower Room

Double glazed window to rear elevation, wash hand basin with vanity unit, W.C, walk in electric shower corner shower with sliding doors and partially tiled walls.

Front Garden

Block paved driveway providing off road parking and laid lawn surrounded by mature plant borders.

Rear Garden

Private, mature garden, packed with shrubs and trees, an upper lawn, rockery, lower lawn, and woodland area. There is gated, covered side access, with lighting, connecting front and back, an outside tap and outdoor lighting. There is a shed on the lower garden level.

Garage

24' 6" x 8' 5" (7.47m x 2.57m)
Electric up and over door and double glazed window to rear elevation.









Ground Floor



First Floor

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.focalagent.com

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EPC Rating: E

Tenure: Freehold

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