



Ulleries Road, Olton, B92 8DX

Marketed by Tom Cooper powered by eXp



Description

Ulleries Road is a well regarded residential location in Solihull, popular with families thanks to its convenient setting and excellent local amenities. The property is ideally positioned within easy reach of the shops, restaurants and leisure facilities found at Solihull town centre, while also benefiting from good transport links into Birmingham and the wider motorway network. The area is particularly attractive for families, with nearby green spaces and access to well respected schools including Lyndon School, whose playing fields sit directly behind the property, creating a pleasant open outlook.

This four bedroom semi detached home is offered to the market with no chain, presenting a fantastic opportunity for buyers looking for a spacious family property in a sought after location.

Upon entering the property, you are welcomed by a bright entrance hallway which includes a convenient downstairs toilet and stairs rising to the first floor. The main living space is a large through lounge featuring a bay window to the front and sliding doors leading through to the conservatory, allowing plenty of natural light to flow throughout the ground floor.

The conservatory is fully glazed and fitted with a radiator, meaning it can be comfortably used all year round as an additional sitting area, playroom or dining space overlooking the garden.

The kitchen breakfast room offers an excellent range of cupboards along with integrated appliances, providing plenty of storage and workspace for everyday living. There is also a useful utility area with space for a washing machine, which in turn provides internal access to the garage as well as a door leading out to the rear garden.

Upstairs, the property offers four well proportioned bedrooms. There are two large double bedrooms, with the main bedroom benefiting from fitted wardrobes and the second bedroom enjoying a bay window. The third bedroom is particularly versatile, featuring a double aspect with windows to both the front and rear, along with fitted wardrobes and a dressing area. The fourth bedroom is a single room, ideal as a child's bedroom, nursery or home office.

The bathroom is fully tiled and well equipped, featuring a bath, separate shower cubicle, toilet, sink and bidet, offering both practicality and comfort for family living.

To the rear of the property is a mature garden filled with established plants and shrubs, creating a pleasant and private outdoor space. The garden also benefits from backing directly onto the playing fields of Lyndon School, providing an open and peaceful outlook.

To the front, the property is set behind a driveway and forelawn, providing off road parking and an attractive approach to the home.

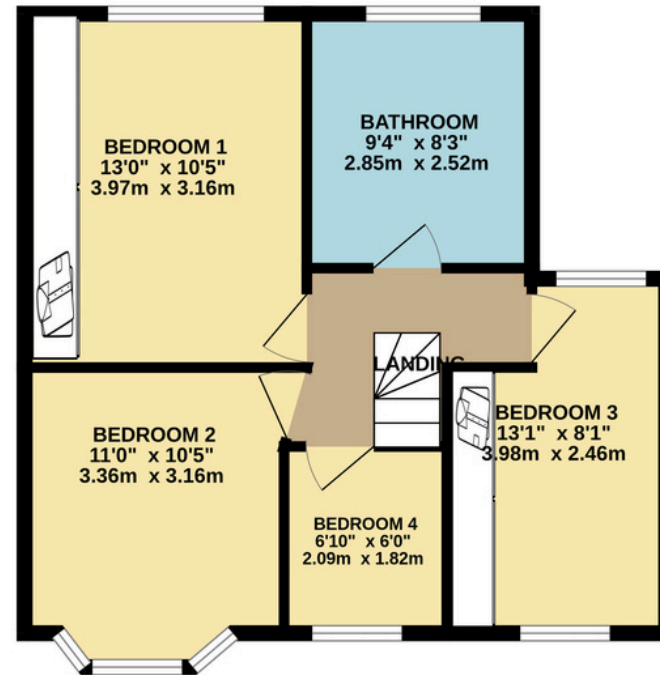
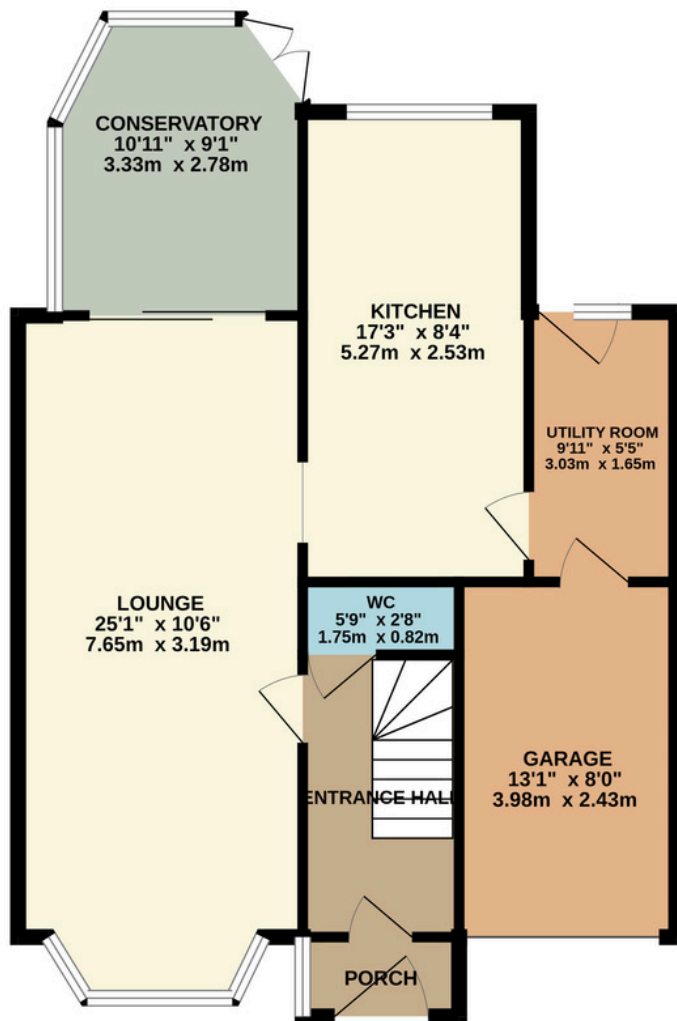
Additional information

Tenure: Freehold

Sellers Onwards Position: No onwards chain

EPC Rating: TBC

Council Tax Band: D



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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