



Olorenshaw Road, Birmingham

burchell
edwards

Olorenshaw Road, Birmingham, B26 3ND

for sale
£325,000



Property Description

A larger style extended three-bedroom semi-detached family home, offering spacious and versatile accommodation throughout.

The property features two generous reception rooms, ideal for both family living and entertaining, alongside a modern extended fitted kitchen providing ample workspace and storage.

To the first floor are three well-proportioned bedrooms, a family bathroom, and the added convenience of a separate WC.

Outside, the property benefits from a beautiful south-facing rear garden, perfect for enjoying the sun throughout the day, whilst to the front there is off-road parking providing practical space for multiple vehicles.

This attractive home combines generous living space, modern features, and excellent outdoor areas, making it an ideal choice for growing families.

Entrance Hallway

Double glazed door and window to front elevation, central heating radiator and stairs to first floor accommodation.

Lounge

Double glazed window to front elevation, gas fire, central heating radiator and double doors opening into.

Dining Room

Double glazed window and double doors to rear elevation, central heating radiator.

Kitchen

Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, induction hob, electric oven, cooker hood, central heating radiator, space and plumbing for washing machine.



Landing

Double glazed window to side elevation and loft access with drop down ladders.

Bedroom One

Double glazed bay window to front elevation, central heating radiator and fitted wardrobes.

Bedroom Two

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, wash hand basin, bath with electric shower over, heated towel rail and tiling to splash prone areas.

Separate W.C

Double glazed window to side elevation and W.C.

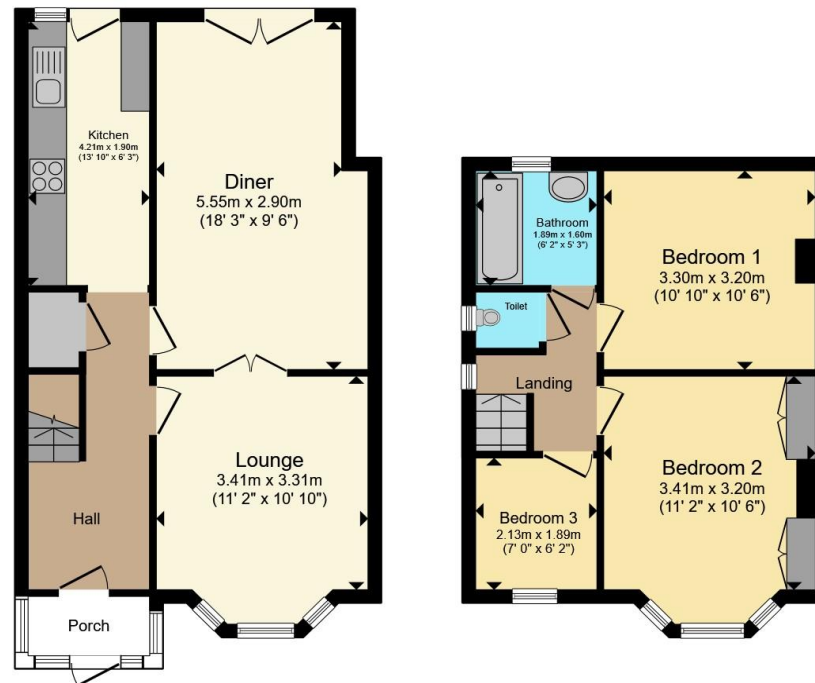
Rear Garden

South facing rear garden.









Ground Floor

First Floor

Total floor area 84.4 m² (909 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

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