

84 Scott Road

Solihull, B92 7LS





THREE BEDROOM SEMI DETACHED RESIDENCE

- THREE BEDROOM SEMI DETACHED
- LOUNGE
- KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- ONE SINGLE BEDROOM
- GOOD SIZED REAR GARDEN
- GARDEN ROOM
- CLOSE TO LOCAL AMENITIES
- DRIVEWAY

An extended three bedroom semi detached property in the popular area of Olton. This property comprises of a porch, lounge, kitchen/diner, two double bedrooms, one single bedroom and family bathroom. To the front there is a block paved driveway for four cars and to the rear the garden is mainly laid to lawn with a patio area and a garden room with electric and lights.



APPROACH

Block paved driveway for four cars.

PORCH

Door leading to hallway.

HALLWAY

With understairs storage cupboard.

LOUNGE

A spacious room with bay window to front.

EXTENDED KITCHEN/DINER

An extended kitchen/diner with patio doors and window to rear. Door to side, storage cupboard, integrated washing machine, spotlights, gas hob and electric oven. Space for a fridge/freezer.

BEDROOM ONE

A double room with bay window to front and fitted wardrobes.

BEDROOM TWO

Another double room with window to rear and fitted wardrobes.

BEDROOM THREE

A single room with window to rear.

FAMILY BATHROOM

A modern fitted bathroom with window to front, low level WC, spotlights, shower cubicle, sink and heated towel rail.

GARDEN

Gated side entrance, patio area, mainly laid to lawn, dining patio area, garden room, lighting and electrics.





Handwritten notes on a whiteboard, including a drawing of a face and some illegible text.

FRIDGE PICKERS
WEAR
BIGGER KNICKERS







Asking Price Of £345,000

TENURE:

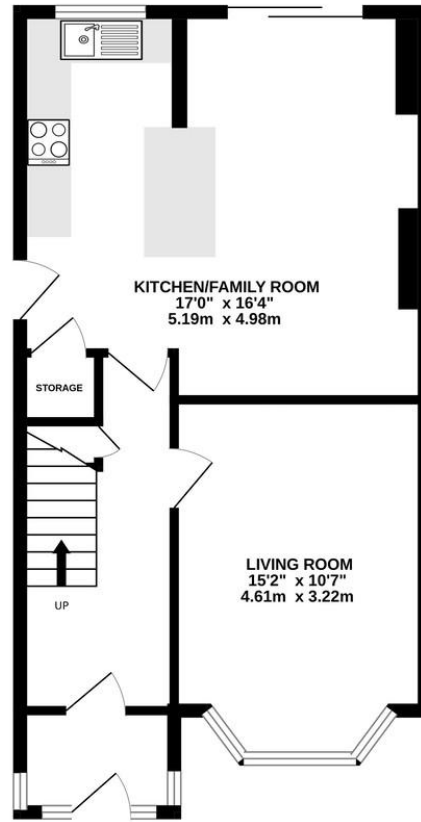
We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

Ruxton Independent Estate Agents & Valuers LLP

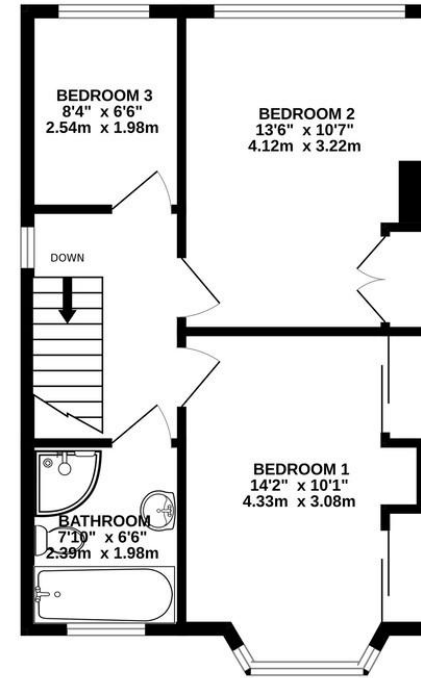
6 The Square, Solihull
B91 3RB
0121 704 0100



GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



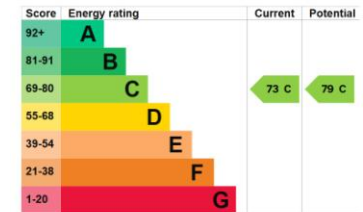
TOTAL FLOOR AREA: 982 sq.ft. (91.2 sq.m.) approx.

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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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.



The graph shows this property's current and potential energy rating.