



Olton Croft  
BIRMINGHAM

burchell  
edwards



## Property Description

This charming three-bedroom family home offers a perfect blend of space, comfort, and convenience. The property benefits from off-road parking and is ideally located just off Warwick Road, within easy reach of a variety of shops, supermarkets, and local amenities, as well as Olton Train Station, which is less than a mile away - perfect for commuters.

On the ground floor, the home features an extended living room, providing a spacious and inviting area ideal for relaxing or entertaining. The modern kitchen diner opens seamlessly onto a bright conservatory, creating a versatile space that overlooks the well-maintained rear garden, perfect for family gatherings or enjoying a quiet morning coffee.

Upstairs, you'll find three bedrooms and a family bathroom, offering comfortable accommodation for growing families or professionals alike.

With its quiet location, generous living space, and excellent transport links, this property makes an ideal home for those seeking both tranquillity and convenience.

## Approach

Block paved driveway, steps leading to UPVC front door

## Hallway

Stairs to first floor, central heating radiator

## Living Room

16' 8" into bay x 10' 4" into recess ( 5.08m into bay x 3.15m into recess )

Double glazed bay window to front aspect, fire place and surround, central heating radiator.

## Kitchen Diner

16' 3" x 7' 11" ( 4.95m x 2.41m )

Double glazed window to rear aspect. Range

of wall base units above and below, incorporating stainless sink with mixer taps and draining board. Integrated electric oven and grill, electric hob with air filter above, plumbing for washing machine and dishwasher, central heating radiator and spot lights. Kitchen opens onto conservatory

## Conservatory

8' 8" x 7' 7" ( 2.64m x 2.31m )

Double glazed window to sides and rear. Double glazed French doors to side, leading to the garden. Central heating radiator.

## Bedroom One

.12' into bay x 10' ( 3.66m into bay x 3.05m )

Double glazed bay window to front aspect, central heating radiator

## Bedroom Two

12' x 10' 5" ( 3.66m x 3.17m )

Double glazed window to rear aspect, central heating radiator.

## Bedroom Three

6' 9" x 5' 5" ( 2.06m x 1.65m )

Double glazed window to front aspect, central heating radiator.

## Bathroom

Obscure double-glazed window to rear elevation, W.C, wash hand basin with vanity unit, bath with mixer taps and shower, central heating radiator and fully tiled walls and floor.

## Rear Garden

Slabbed patio, laid to lawn with boarder and fence surround.









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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0121 733 3553**  
**E [shirley@burchelledwards.co.uk](mailto:shirley@burchelledwards.co.uk)**

183 Stratford Road Shirley  
 SOLIHULL B90 3AU

EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/SHI208618](http://burchelledwards.co.uk/Property/SHI208618)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SHI208618 - 0003