

Horton & Senate



84 Scott Road, Solihull, B92 7LS

£345,000

- CLOSE TO OLTON TRAIN STATION
- CONVENIENT LOCATION
- FANTASTIC REAR GARDEN
- THREE BEDROOMS
- MUST VIEW!
- OPEN PLAN KITCHEN DINER
- SUMMER HOUSE

84 Scott Road, Solihull B92 7LS

Horton & Senate bring to the market this well presented, extended three bedroom semi detached property situated close to OLTON TRAIN STATION. It is ideally placed for all local amenities and a perfect family home benefiting from an open plan kitchen/diner, three bedrooms, bathroom, lounge, off road parking for several cars and a fantastic rear garden ideal for entertaining.

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Council Tax Band: C



APPROACH

The property is approached via a large driveway providing parking for multiple cars, leading to the porch. There is a gate giving convenient side access to the property

GROUND FLOOR

HALLWAY

Having stairs leading to the first floor landing with storage cupboard under and doors leading to ground floor rooms

LOUNGE

4.61m x 3.22m

A large lounge situated to the front of the property with a double glazed bay window to front and radiator.

EXTENDED KITCHEN/DINER

5.19m x 4.98m

One of the main selling points to this property is this fantastic open plan kitchen/diner. It is perfect for families and entertaining with the kitchen area comprising of a range of wall and floor base units, window, side door leading to the garden and space for appliances. The dining area has patio doors leading to the rear garden and space for a dining set.

FIRST FLOOR

LANDING

Having doors leading to the first floor rooms and access to the loft

BEDROOM ONE

4.33m x 3.08m

A double room situated to the front of the property with a bay window, radiator and fitted wardrobes.

BEDROOM TWO

4.12m x 3.22m

A double room situated to the rear of the property with a double glazed window over looking the rear garden and fitted wardrobes.

BEDROOM THREE

2.54m x 1.98m

A single bedroom with a double glazed window and radiator.

FAMILY BATHROOM

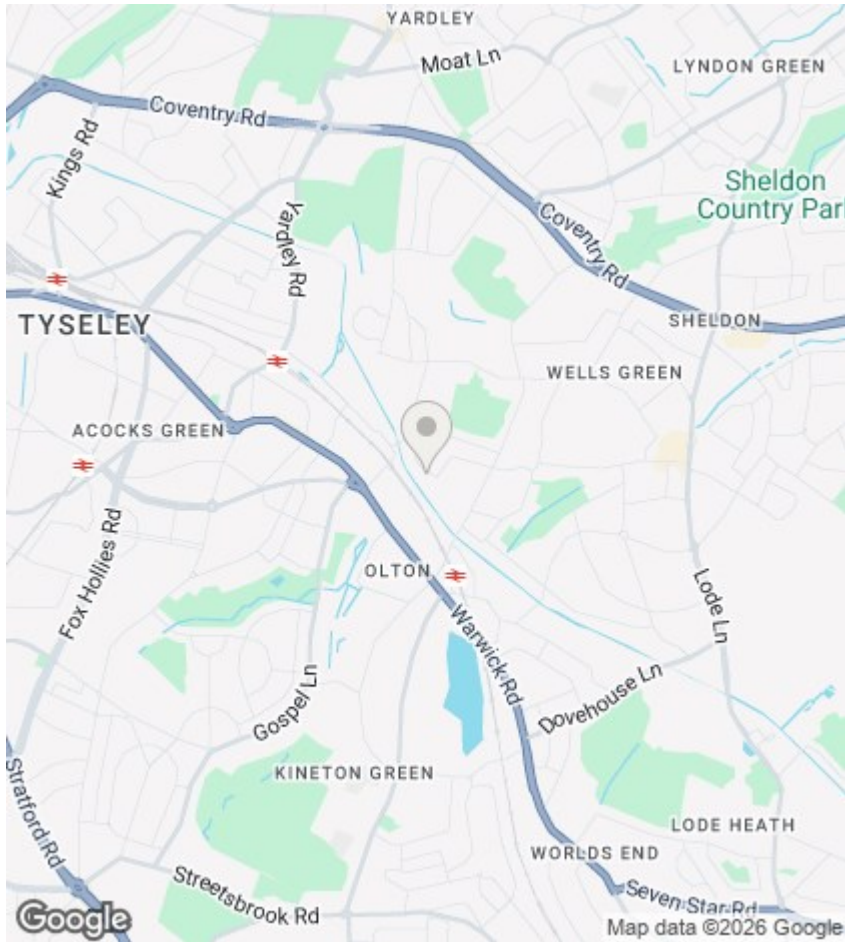
The modern bathroom comprises of a panelled bath with mixer tap, enclosed shower cubicle, sink and wc. There is tiling to splash prone areas and a heated towel rail.

REAR GARDEN

If you are looking for that perfect garden for the family and entertaining guests then look no further!! There is a large patio area leading to the long lawn which has fencing to boundaries. There is a side patio which provides a useful storage area and a gate to the front of the property.







Directions

Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

450 sq.ft. (41.8 sq.m.) approx.

