

83 Braemar Road

Solihull, B92 8BS





THREE BEDROOM SEMI-DETACHED RESIDENCE

- Three Bedroom Semi Detached
- Spacious Family Home
- Two Double Bedrooms and Single Size Bedroom
- Sought After Location Close to Olton Train Station
- Large Driveway and Garage
- Log Burner
- Private Rear Garden
- Close to Local Amenities
- Kitchen and Pantry

A spacious three bedroom semi detached family home in a popular area in Solihull, within a few minutes walk of Olton Train Station.

The accommodation briefly comprises of a porch, hallway, a spacious through lounge/diner with a log burner, bay window and patio doors to the rear garden.

Kitchen with pantry and a door leading to the outside area which houses an outside toilet and space for fridge freezer and washing machine, with side entrance to the garage.

Upstairs there are two double bedrooms, a third good sized bedroom and a family bathroom.

There is a large tarmac driveway to the front. To the rear there is a patio area with steps leading up to the main garden which is mainly laid to lawn and has mature shrubbery and trees.

There is also a garage to rear.

EPC: D Council Tax Band: C



PORCH

HALLWAY

With doors to porch, lounge/diner and kitchen.

KITCHEN

12' 1" x 6' 7" (3.703m x 2.018m)

Modern fitted kitchen with wall and floor units, a separate pantry, a large five gas hob, extractor hood, electric double oven, space for dishwasher, window to side and door to rear.

OUTSIDE AREA

Outside WC, room for a fridge freezer and washing machine and side entrance for garage access.

THROUGH LOUNGE/DINER

29' 1" x 11' 9" (8.871m x 3.593m) A beautifully presented lounge/diner with a large bay window to front and patio doors to rear. Log burner with wooden shelving above. Modern radiator and engineered oak wooden flooring.

LANDING

Feature oval window to side.

BEDROOM ONE

14' 11" x 10' 9" (4.561m x 3.284m) Bay window to front with feature leaded glass.

BEDROOM TWO

12' 3" x 10' 7" (3.755m x 3.236m)

Window to rear and loft hatch.

BEDROOM THREE

8' 5" x 6' 7" (2.581m x 2.031m) A good sized third bedroom with window to front.

FAMILY BATHROOM

Window to rear. Corner shower cubicle. Wash hand basin and low level WC.

GARAGE

Currently used for storage.

GARDEN

Patio area with steps leading up to the mainly laid to lawn garden with mature shrubbery and trees.









Asking Price Of £360,000

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)

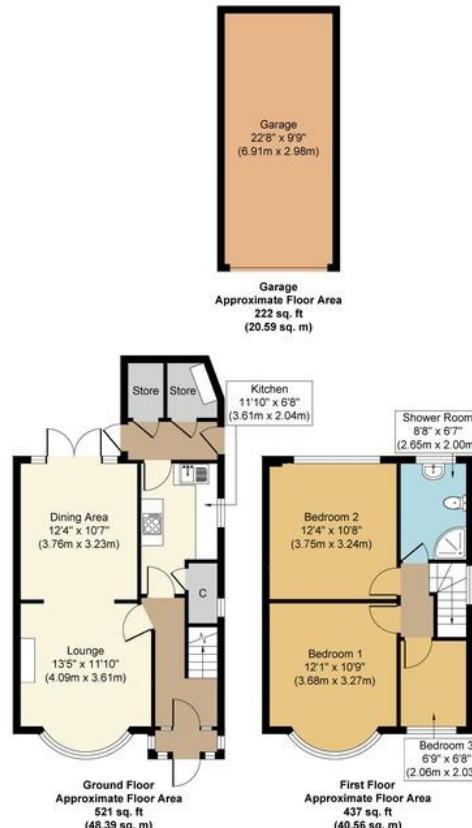


Ruxton Independent Estate Agents & Valuers LLP

6 The Square, Solihull
B91 3RB
0121 704 0100



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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com

Floorplan – For identification purposes only

