

AP MORGAN



Olton Road, Shirley, Solihull
Offers in the region of £500,000

Features:

- Three to four double bedrooms
- Two to three reception rooms
- Family bathroom with separate WC
- Downstairs WC
- Off-street parking and garage
- Modernised kitchen

Description:

Situated in a notably well-connected location in Shirley, this generous, four-bedroom detached home offers a generous driveway for several vehicles plus a garage, with a number of renovations made recently.

The property is approached via a sizeable block-paved driveway, accommodating several vehicles. Mature shrubs and a low wall screen the house from the road. The garage is accessed through an automated up-and-over door.

The property opens into an enclosed porch, opening then into a welcoming hallway connecting the ground floor rooms. The kitchen is a practical and well-appointed space, offering a gas hob with extractor hood, electric oven, integrated dishwasher, and an understairs pantry —maximising use of space. Adjacent to the kitchen is the dining room, a large and bright space with ample room for a dining table and additional furniture. Through a sliding door is the spacious lounge with a sizeable bay window overlooking the front garden. Bedroom Four, currently used as a second reception room, also looks out to the front. Extending from the kitchen is a practical utility room with counterspace, a sink, and plumbing for washing appliances. The handy downstairs WC completes the space. A door provides internal rear access to the garage.

Ascending to the first floor, the central landing has doors radiating to each room. Double Bedroom One, situated above the lounge, also provides a large bay window which fills the room with natural light. Bedroom Two is a cosy yet spacious room overlooking the rear garden, with plentiful space for a large double bed and freestanding furniture. Bedroom Three is another generous double bedroom, currently used for storage. The family bathroom, with separate WC, is home to a large vanity basin, bath with mains shower above, and a practical airing cupboard.



Outside, the rear garden opens from the utility room onto a patio area, walking onto an expansive stretch of lawn. The length and breadth of the garden space allows for delightful views of the open sky.

The property also benefits from gas central heating, double glazing throughout, and a partially boarded loft with integrated ladder.

Details:

Porch

Hallway

Kitchen 9'3"x8'6" (2.82mx2.6m)

Dining Room 12'9"x10'11" (3.89mx3.33m) Max.

Lounge 10'4"x16'3" (3.15mx4.95m) Incl. bay

Second Lounge/Bedroom 4 7'5"x14'3" (2.26mx4.34m)

Utility Room 10'7"x14'11" (3.23mx4.55m) Max.

WC 3'3"x2'6" (1mx0.76m)

Garage 10'7"x18' (3.23mx5.49m)

Landing

Bedroom 1 10'8"x17'5" (3.25mx5.3m) Incl. bay

Bedroom 2 13'10"x10'11" (4.22mx3.33m) Max.

Bedroom 3 11'6"x9'1" (3.5mx2.77m)

Bathroom 8'4"x5'7" (2.54mx1.7m)

WC 5'4"x2'7" (1.63mx0.79m)

EPC Rating: To be confirmed

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
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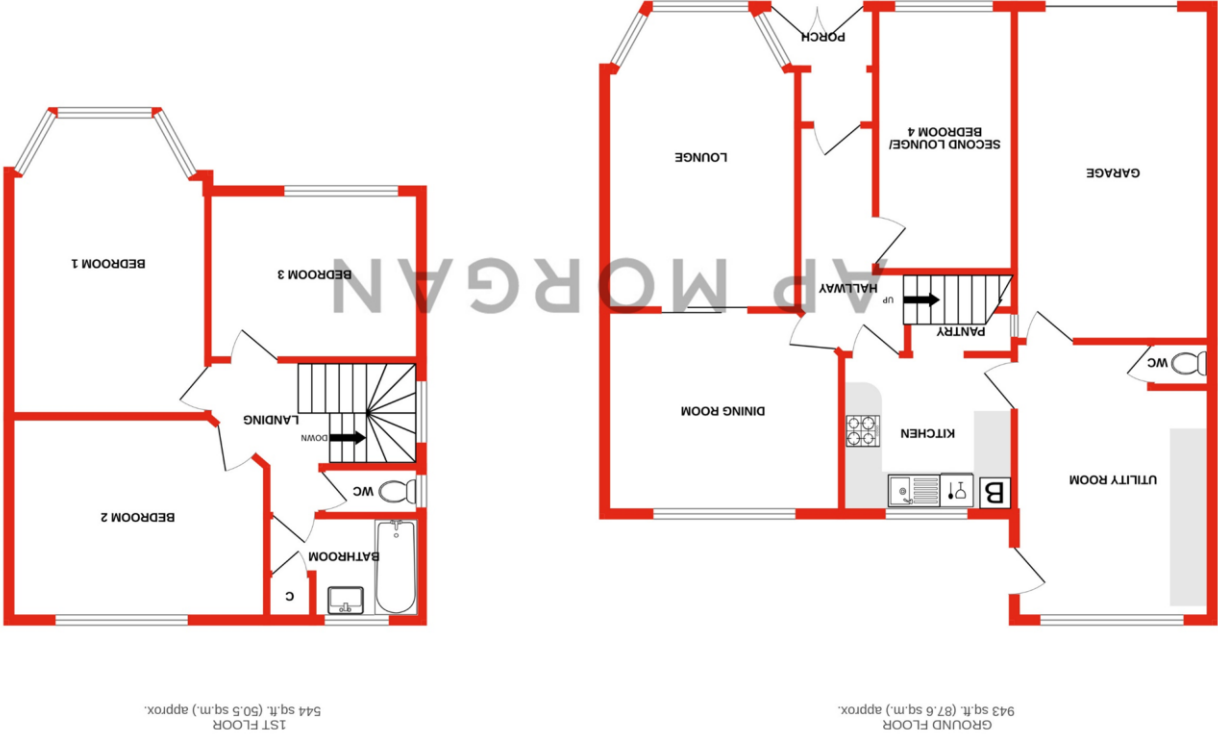
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