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**Horton  
& Storey**

**OLTON ROAD, SHIRLEY, SOLIHULL**  
**OFFERS OVER £300,000**



H&S





**Horton & Storey** are delighted to welcome the opportunity to acquire a family home in the heart of Shirley. This traditional semi-detached dwelling enjoys a fantastic location in this sought-after area. Briefly comprising: - entrance hall, dining room, extended lounge, extended kitchen, downstairs WC, three first floor bedrooms, house bathroom, enclosed rear garden and driveway to front.

#### **Hallway**

Double glazed window to the front elevation. Solid Oak flooring into downstairs W.C. Wall mounted central heating radiator. Decorative architrave and new skirting boards. Stairs leading to first floor accommodation and doors leading to reception rooms.

#### **Downstairs W.C.**

Solid Oak flooring and double glazed window to the side elevation. Suite consisting of; low level w.c. corner sink, heated towel rail and mirror with wall light.





### **Dining Room 3.4m x 4.35m**

Double glazed bay window to the front elevation with new floorboards. Exposed brick chimney breast. Decorative coving, architrave and new skirting boards. Wall mounted central heating radiator.

### **Extended Lounge 3.3m x 6.04m**

Frame Master Triple glazed patio doors to the rear elevation with triple glazed windows to the side. LED spotlights to ceiling. Exposed brick chimney breast. Decorative architrave and new skirting boards. Decorative coving and wall mounted central heating radiator.

### **Extended Kitchen 3.3m x 4.99m**

Double glazed window to the rear and side elevations. Wooden side door leading to the rear garden. Plumbing for the dishwasher and washing machine. Space for free standing oven with gas cooker point. Wall mounted Worcester Bosch boiler.

## **First Floor Accommodation**

### **First floor landing**

Doors to bedrooms with decorative architrave and new skirting. Double glazed window to side elevation.

### **Bedroom One 4.03m x 3.22m**

Double glazed bay window to the front elevation. Wall mounted central heating radiator with additional media socket.

### **Bedroom Two 3.20m x 4.29m**

Double glazed window to the rear elevation. Wall mounted central heating radiator.

### **Bedroom Three 2.06m x 3.05m**

Double glazed window to the rear elevation. Wall mounted central heating radiator with decorative architrave and new skirting.

### **Bathroom 2.08m x 2.05m**

Obscure Frame Master triple glazed window to the front elevation. Suite comprises of; Gerberit Wall Hung WC Frame & Flush Plate







and ceramic sink with mixer tap and vanity unit under. Panel bath with monsoon style shower head over with additional hand held unit. Heated LED Mirror with 2x Shavers/ Toothbrush points DEVI-Mat under floor heating throughout. Porcelanosa tiles throughout with waterproof window shutter blind.

## External

### Front Aspect

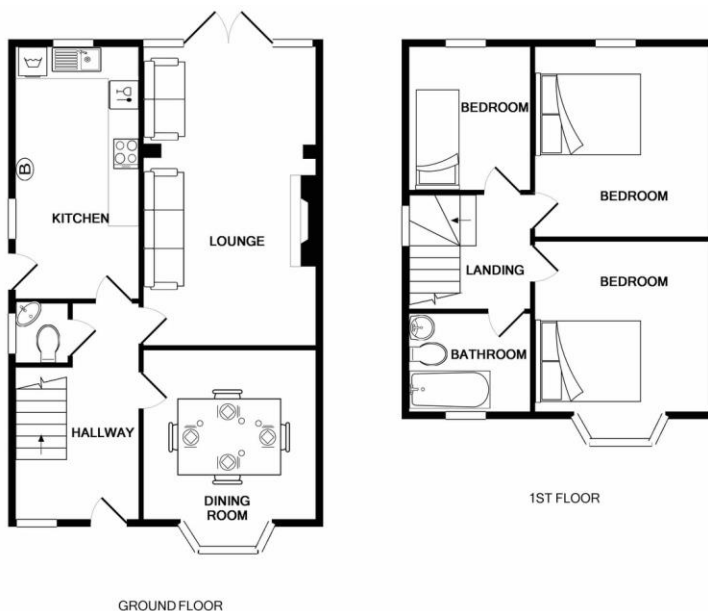
Olton Road is approached via block paved drive for multiple vehicles. Leading to key hole porch.

### Rear Aspect

A large wrap-around decking area with raised vegetable bed leading to recently laid lawn and feather board fencing to all three elevations. The garden benefits from a concrete built shed, ideal for storage and individual power supply (currently not connected).

## Vendor comments

We've loved living in this local area and in our home. From the brilliant access Shirley has to major roads, to the simple pleasure of walking to local amenities & parks - we've found everything we needed here, and since Parkgate the selection of shops, eateries & restaurants is just increasing! At home, the large garden space has been amazing for lazy summer evenings, hectic kids parties and extended family BBQs. The delightfully, safe and low-maintenance garden has been perfect and really enhanced our family time at home. Inside, the large Lounge & Dining rooms have been well used for entertaining large groups or just for a cosy Christmas at home! Most of all, we just love the natural light we get all day long, especially in the upstairs rooms.



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. 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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