

Horton & Storey



Redstone Farm Road, Olton, Birmingham,

Offers In Region Of **£289,950**

Property Features

- Extended
- Popular Location
- Three Reception Rooms
- Guest WC
- Three Bedrooms
- Garage
- Large Rear Garden
- Must View!
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Full Description

LOCAL AREA

Situated in a convenient location just a short drive to the centre of Shirley. There are lots of local shops within walking distance, good bus links on the road and good transport links with Olton Train Station being close and the Stratford Road nearby you can get on to the M42 at the Shirley junction.

APPROACH

Via a large block paved drive way with parking for several cars leading to the front door.

GROUND FLOOR

ENTRANCE HALL

Having stairs leading to the first floor landing, central heating radiator, doors leading to the family room, extended lounge, dining room and guest wc.

FAMILY ROOM 11' 5" x 13' 5" (3.49m x 4.1m)

A double glazed bay window to the front elevation, central heating radiator and ceiling light point.

EXTENDED LOUNGE 11' 5" x 27' 8" (3.49m x 8.44m)

This large lounge is perfect for families and entertaining. It has two central heating radiators, double glazed patio doors to the rear elevation leading to the patio. The room can also be used as a lounge and a dining room.

DINING ROOM 11' 5" x 14' 5" (3.49m x 4.4 max m)

A dining room situated off the hall and before the kitchen. Having a central heating radiator, a double glazed door leading to the patio, a door leading to the garage, double doors leading to the extended kitchen and a wall mounted central heating boiler.



EXTENDED KITCHEN 8' 10" x 13' 0" (2.71m x 3.97m)

The kitchen comprises of a range of wall and floor base units, roll top work surfaces, space for a freestanding cooker with wall mounted extractor, inset sink with mixer tap, plumbing for a dishwasher and washing machine. There is a central heating radiator, a double glazed window overlooking the rear garden and a door leading to the patio.

WC

A very handy addition by the vendor with tiled walls, tiled floor, a sink and wc.

FIRST FLOOR

LANDING

A bright and airy landing with a double glazed window to the side elevation and doors leading to the first floor accommodation.

BEDROOM ONE 10' 11" x 13' 9" (3.34m x 4.2m)

A double bedroom with a double glazed bay window to the front elevation and a central heating radiator.

BEDROOM TWO 10' 9" x 15' 1" (3.3m x 4.6m)

Having a double glazed window to the rear elevation overlooking the rear garden, a range of fitted wardrobes and a central heating radiator.

BEDROOM THREE 6' 10" x 7' 6" (2.1m x 2.3m)

Larger than the average box room with a double glazed window to the front elevation, central heating radiator and space for a wardrobe.

FAMILY BATHROOM

A family bathroom with an obscure double glazed window to the rear elevation, central heating radiator and a built in storage cupboard. The suite comprises of a panelled bath, wc, and a sink all with tiling to splash prone areas.

OUTSIDE

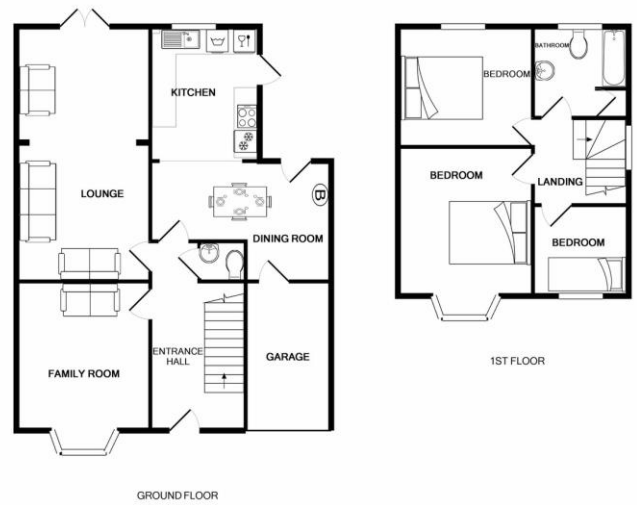
LARGE REAR GARDEN

This large, private rear garden has a slabbed patio area leading to a long lawn. There are mature shrubs, border hedges and fencing to boundaries.

GARAGE

With a door to the front elevation leading to the block paved driveway and inner door leading to the dining room.





GROUND FLOOR

1ST FLOOR

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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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