

**Horton
& Storey**



Offers In Excess Of £825,000

94 Dovehouse Lane
Olton
Solihull
West Midlands
B91 2EG

Horton & Storey offer a rare opportunity

to purchase this four bedroom detached executive home situated on a large plot (0.44 acres approx.) including a separate sculptor's studio. The property requires modernisation throughout but retains many original features. There is opportunity for extension or redevelopment (subject to all planning and local authority approvals being sought and granted).



FRONT APPROACH

The property is set back from Dovehouse Lane with the plot sympathetically curving around the roadway. The property is discreetly hidden behind a number of large holly bushes which provide adequate privacy on this popular road in Olton.



The tarmac driveway winds around and opens into a large driveway and lawn area. The property benefits from a range of bushes which add to the aesthetics of the property. There is side access leading to a gardener's gate.

ENTRANCE HALLWAY 3' 8" x 23' 8" (1.13m x 7.23m)

Hardwood doors to ground floor accommodation. Stairs to first floor accommodation and wall mounted central heating radiator.

LIVING ROOM 5.56 (MAX) X 3.06 (MIN) X 7.70 (MAX INTO BAY)

Double glazed bay window with door to rear elevation. Feature gas fire with surround. Coving to ceiling. Single glazed windows with secondary glazing to the front elevation. Wall mounted central heating radiators.



DINING ROOM 12' 11" x 12' 11" (3.95m x 3.95m)

Single glazed windows with secondary glazing to rear elevation. Hardwood flooring. Wall mounted central heating radiator. Original feature fireplace with decorative tiled surround.



DOWNSTAIRS W.C. 3' 3" x 4' 10" (1.01m x 1.49m)
Obscure single glazed window to front elevation. Low level w.c.. Wall mounted corner sink.

KITCHEN DINER 10' 9" x 19' 3" (3.29m x 5.87m)
Single glazed window with secondary glazing to rear elevation. Mixture of roll top work surfaces. Electric hob with extractor over. Wall mounted gas oven. Sink with drainer. Door to hallway. Archway to inner lobby. Obscure single glazed window to front elevation.

INNER LOBBY 1.17 X 1.12
Door to study and door to utility room.

STUDY 9' 4" x 23' 0" (2.87m x 7.02m)
Opening into conservatory.

DOUBLED GLAZED CONSERVATORY 4.04 (max) x 3.46 (max)
Tiling to floor. Ceiling fan. Double glazed doors to rear patio.

UTILITY ROOM 2.82 (max) X 4.55 (max) narrowing to 2.47

Door to garage. UPVC door to front driveway. Roof light to ceiling. Wall mounted combination boiler. Roll top work surface with stainless steel sink and drainer. Gas meter. Plumbing for washing machine. Tiling to floor.

GARAGE 3.23 (max) x 2.77 (min) x 9.81m
Obscure double glazed window and door to rear elevation. Roller shutter door to front elevation. Electric meter. A mixture of paving slabs and concrete to floor.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING 3' 4" x 23' 6" (1.02m x 7.17m)
Single glazed windows with secondary glazing to the front elevation. Wall mounted central heating radiator. Doors to bedrooms and bathroom. Door to landing storage cupboard. Hatch for loft access.

MASTER SUITE 12' 5" x 12' 11" (3.80m x 3.94m)
Single glazed window with secondary glazing to the rear elevation. Wall mounted central heating radiator. Built in storage cupboard. Built in dressing table. Door to en-suite shower room.

EN SUITE SHOWER ROOM



Obscure single glazed window to side elevation. Suite comprises of; Walk in shower cubicle, pedestal sink, low level w.c.. Wall mounted central heating radiator.

BEDROOM TWO 12' 11" x 12' 11" (3.95m x 3.94m)
Single glazed windows with secondary glazing to the rear elevation. Wall mounted central heating radiator.

BEDROOM THREE 9' 8" x 12' 11" (2.96m x 3.94m)
Dual aspect single glazed windows with secondary glazing. Door to built-in storage. Wall mounted central heating radiator.

BEDROOM FOUR 7' 4" x 10' 0" (2.24m x 3.07m)
Single glazed window with secondary glazing to the front elevation. Wall mounted central heating radiator. Recess for storage cupboard.

BATHROOM 2.2 (max) X 1.05 (min) X 3.81 (max) X 2.2 (min) Suite comprises of: low level w.c., pedestal sink, panel bath with shower over, wall mounted central heating radiator, tiling to walls, dual aspect single glazed windows to the front and side elevations with secondary glazing.

OUTSIDE

REAR GARDEN

The garden is terraced to accommodate the naturally sloping nature of the site. There is a well-appointed rear patio with side access gate to the front elevation. The patio leads onto laid lawn with raised flowerbeds and evergreen shrub with trees to boundaries. The second terrace has a further lawn area with well-established bushes and a walkway leading to the sculptor's studio, gardeners shed and storage shed at the rear of the plot. The plot benefits from a range of trees, evergreen shrubs and a large boundary brick wall which separates the plot from an access way to The Olton Golf Club and pedestrian access to a neighbouring cul-de-sac.

SCULPTOR'S STUDIO 27' 11" x 16' 6" (8.52m x 5.03m)

Brick built sculptor's studio with part reinforced glass panel roof for natural light. Suspended wooden floorboards and wooden truss roof structure. Wooden barn style double doors. Electricity supply. Single glazed window to side elevation. Corner sink and door to storage room. The grounds benefits from a further shed and gardeners shed with electric and water supplies.

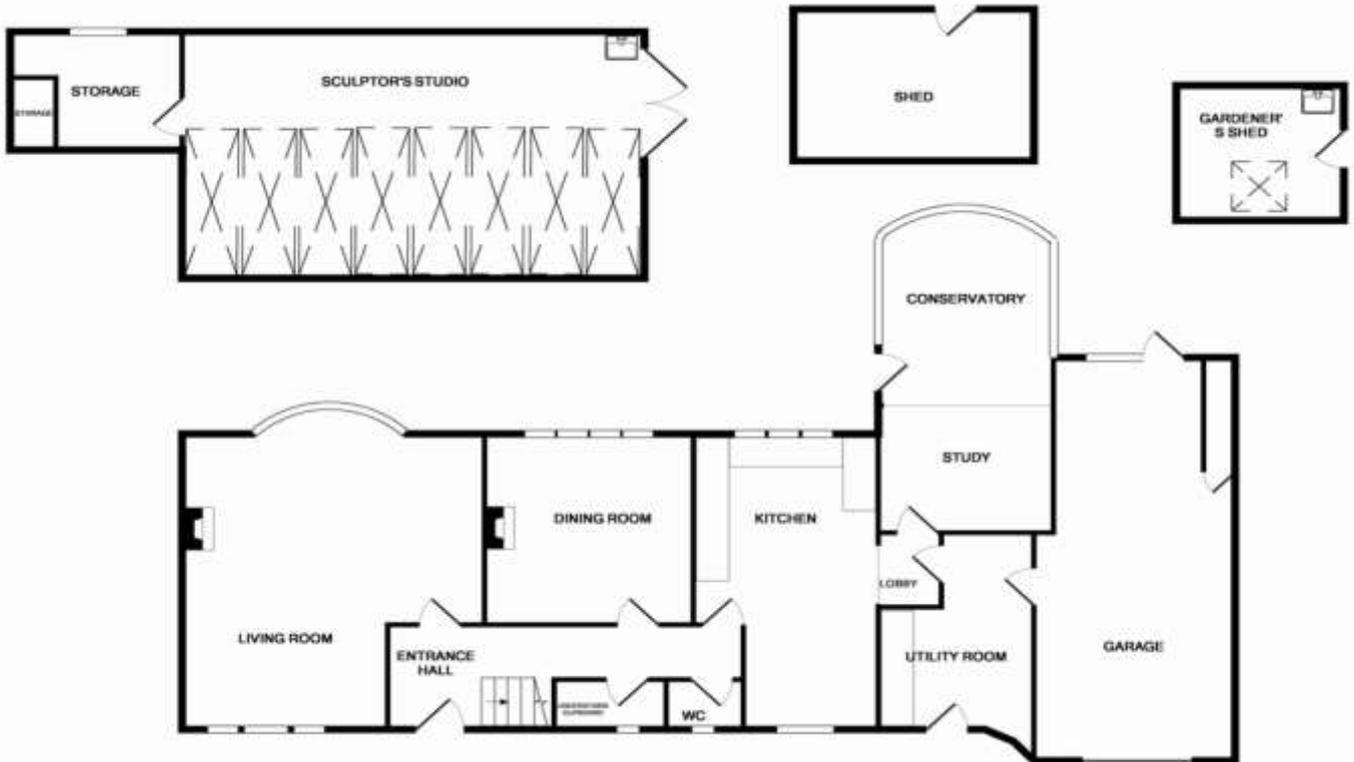
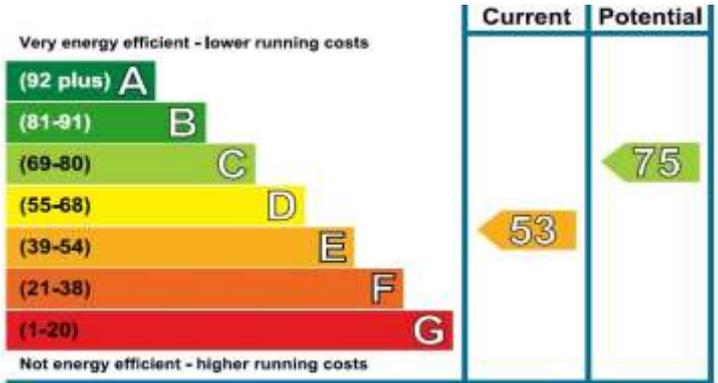




Tenure: Freehold

Council Tax Band: G

Local Authority: Solihull Metropolitan Borough Council



GROUND FLOOR
APPROX. FLOOR
AREA 2290 SQ. FT.
(212.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 827 SQ. FT.
(76.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 3117 SQ. FT. (289.6 SQ.M.)
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 errors, 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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