



Bourton Road, Solihull

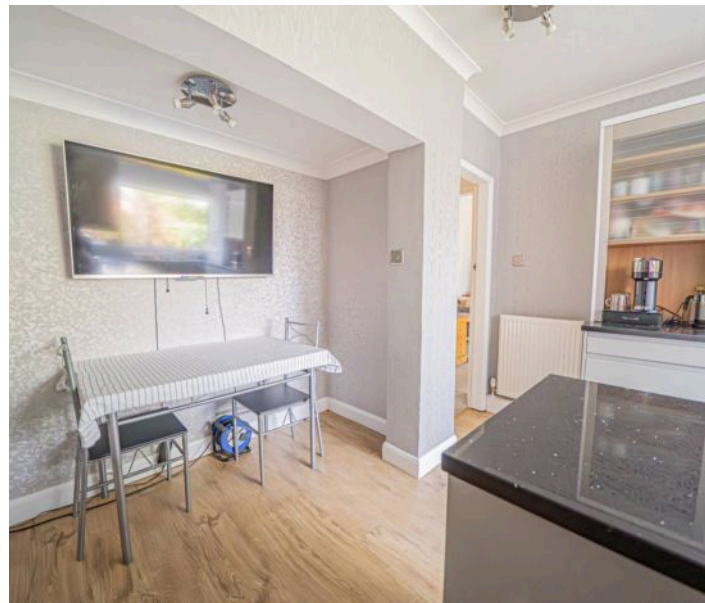
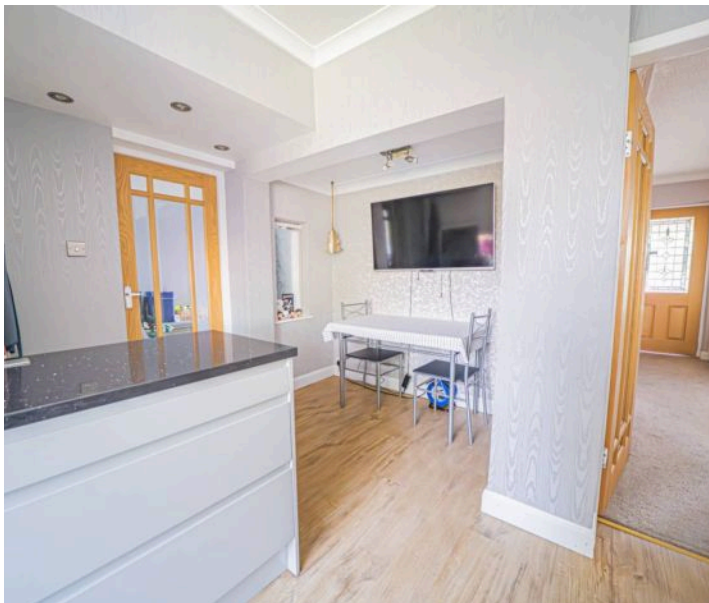
Guide Price £535,000





PROPERTY OVERVIEW

This impressive four bedroom semi-detached family home presents a wonderful opportunity for those seeking spacious and versatile accommodation in a highly desirable location close to local amenities and reputable schools. Upon entering the property, you are greeted by a welcoming entrance hallway that offers ample storage space, ideal for busy family life. The ground floor features two generously proportioned reception rooms, one currently arranged as a formal dining room and the other as a large living room, both of which offer excellent flexibility to suit individual needs and lifestyles. The fitted breakfast kitchen enjoys lovely views of the rear garden, creating a bright and inviting atmosphere for family meals or casual gatherings. Adjacent to the kitchen, a practical utility area with guest cloakroom enhances the convenience of the home, while the integral single garage provides secure storage or parking. Upstairs, four well-sized bedrooms provide comfortable accommodation for the whole family, all serviced by a family bathroom and a separate toilet for added practicality. The property also benefits from a superb home office or garden room, which is fully insulated and equipped with an electrical supply, making it perfect for remote working or as a creative studio.





A large driveway to the front of the property offers ample off-road parking for multiple vehicles, further adding to the appeal. For those wishing to further enhance the living space, there is excellent potential to extend the property, subject to the necessary planning permissions. This delightful home combines generous proportions, thoughtful design and a prime location, making it an ideal choice for families and professionals alike. Early viewing is highly recommended to fully appreciate all that this property has to offer.

PROPERTY LOCATION

Residents of Olton have access to a wide array of amenities, including shops, boutiques, restaurants, and cafes. The suburb is also home to two golf clubs, Robin Hood and Olton, along with West Warwickshire Sports Club that offers tennis, football, hockey facilities, and even a BMX pump track at Olton Park. With excellent connections to major roadways such as the A41 and M42, as well as regular train services from Olton railway station to Birmingham Moor Street and London Marylebone, life in this well-connected suburb couldn't be more convenient.

Council Tax band: E

Tenure: Freehold



- Four Bedroom Semi-Detached Family Home
- Great Location Close To Local Amenities & Schools
- Two Large & Versatile Reception Rooms
- Fitted Breakfast Kitchen With Garden Views
- Four Generously Sized Bedrooms
- Abundance Of Natural Light Throughout
- Large Garden With Home Office/Garden Room
- Driveway & Single Garage Providing Ample Parking



PORCH

ENTRANCE HALLWAY

LIVING ROOM

10' 8" x 16' 7" (3.24m x 5.06m)

DINING ROOM

11' 2" x 14' 9" (3.40m x 4.50m)

BREAKFAST KITCHEN

10' 9" x 15' 1" (3.28m x 4.61m)

UTILITY

5' 4" x 19' 11" (1.63m x 6.06m)

WC

INTEGRAL GARAGE

7' 3" x 15' 4" (2.21m x 4.68m)

FIRST FLOOR

BEDROOM ONE

11' 5" x 14' 11" (3.47m x 4.55m)

BEDROOM TWO

10' 3" x 16' 11" (3.12m x 5.16m)

BEDROOM THREE

10' 7" x 8' 10" (3.22m x 2.70m)

BEDROOM FOUR

8' 9" x 8' 1" (2.66m x 2.46m)

BATHROOM

5' 11" x 8' 2" (1.80m x 2.48m)

SEPARATE WC

**TOTAL SQUARE FOOTAGE**

143.0 sq.m (1541 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****GARDEN WITH HOME OFFICE/GARDEN ROOM****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge, dishwasher, garden shed, all carpets, blinds and light fittings, some curtains and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers.

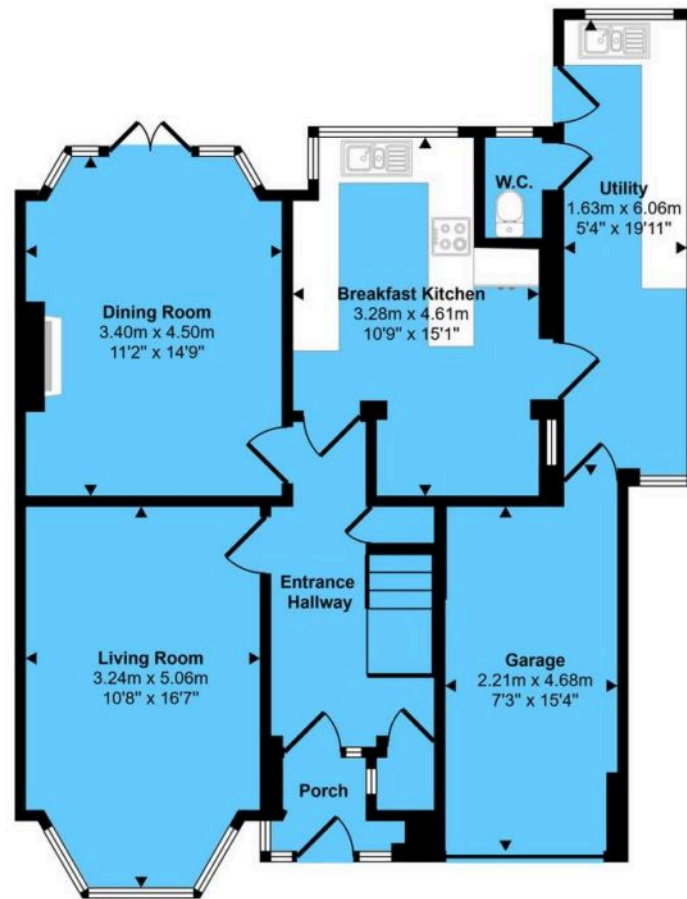
Broadband – FTTP (fibre to the premises). Loft space – part boarded.

INFORMATION FOR POTENTIAL BUYERS

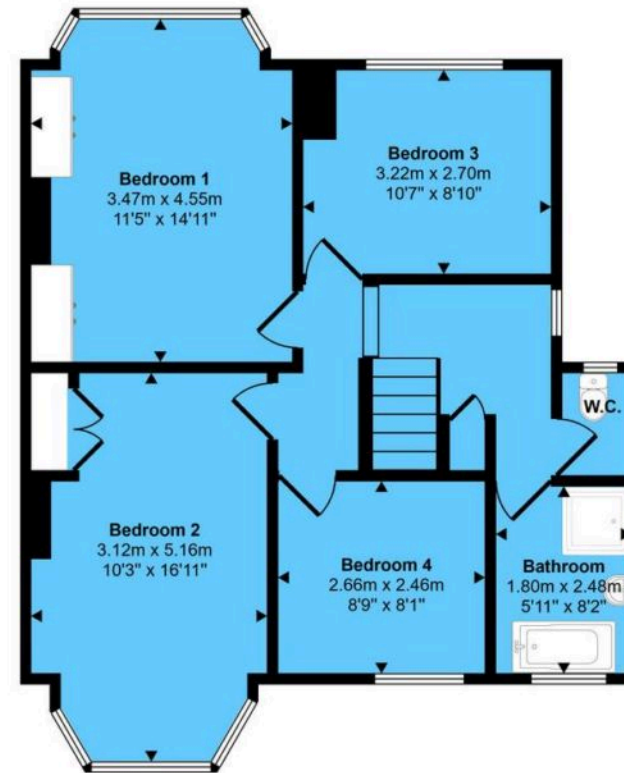
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
143 sq m / 1541 sq ft



Ground Floor
Approx 79 sq m / 855 sq ft



First Floor
Approx 64 sq m / 686 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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