



Scott Road, Solihull

Guide Price **£340,000**





PROPERTY OVERVIEW

This beautifully presented three bedroom semi-detached home is situated on a peaceful road, offering a perfect blend of comfort and convenience for modern family living. Upon entering the property, you are welcomed by an inviting entrance hallway that leads to a spacious living room, ideal for relaxing or entertaining guests. The heart of the home is the open plan kitchen and dining room, which benefits from an abundance of natural light and provides excellent views of the rear garden, creating a bright and airy atmosphere throughout. The kitchen is thoughtfully designed to cater to the needs of a busy household, with ample space for dining and socialising. Upstairs, the property boasts three well-proportioned bedrooms, including two generous double bedrooms and a versatile single bedroom that could serve as a nursery, guest room or home office, depending on your requirements. The family bathroom is modern and well-appointed, providing a comfortable space for daily routines. Outside the property enjoys a south-facing rear garden with a large lawn section and expansive patio seating area with the added benefit of a versatile garden room. For added convenience, the property features a driveway with space for multiple vehicles (ideal for families or those who require additional parking).





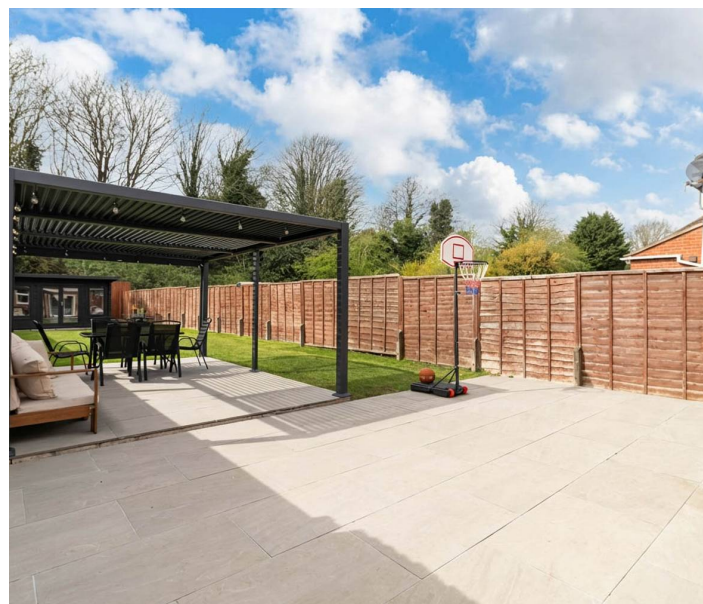
The location is particularly desirable, being within close proximity to local amenities, well-regarded schools and excellent transport links, including Olton Train Station, making commuting and daily errands straightforward. This property offers a wonderful opportunity to secure a spacious and light-filled family home in a sought-after area, with all the benefits of a quiet setting while remaining close to everything you need. Early viewing is highly recommended to fully appreciate the quality and potential of this delightful home.

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: C

Tenure: Freehold



- Delightful Three Bedroom Semi-Detached Home
- Close To All Local Amenities, Schools & Olton Station
- Abundance Of Natural Light Throughout
- Open Plan Kitchen & Dining Room
- Spacious Living Room
- South Facing Rear Garden With Versatile Garden Room
- Family Bathroom
- Ample Parking For Multiple Vehicles



PORCH

ENTRANCE HALLWAY

LIVING ROOM

15' 1" x 10' 7" (4.61m x 3.22m)

KITCHEN & DINING ROOM

17' 0" x 16' 4" (5.19m x 4.98m)

FIRST FLOOR

BEDROOM ONE

14' 2" x 10' 1" (4.33m x 3.08m)

BEDROOM TWO

13' 6" x 10' 7" (4.12m x 3.22m)

BEDROOM THREE

8' 4" x 6' 6" (2.54m x 1.98m)

BATHROOM

7' 10" x 6' 6" (2.39m x 1.98m)

TOTAL SQUARE FOOTAGE

91.2 sq.m (982 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

SOUTH FACING REAR GARDEN WITH PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, Ikea washing machine, garden shed, all carpets and blinds, log cabin in gardens and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

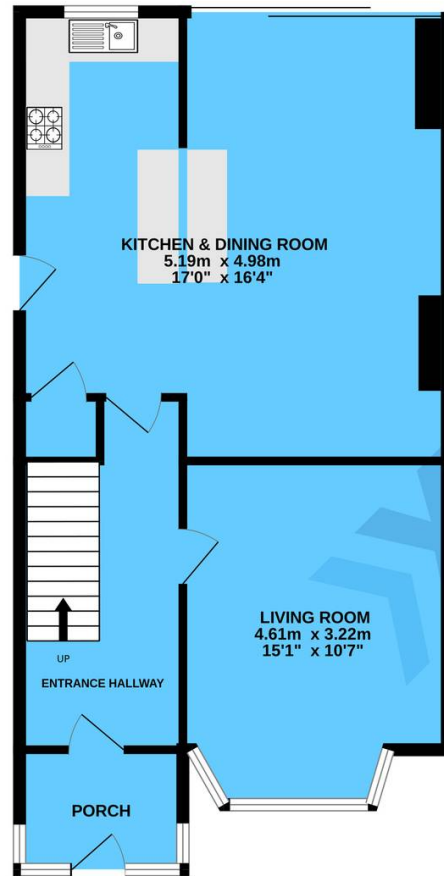
Services – mains gas, electricity and sewers.
Broadband – FTTC (fibre to the cabinet). Loft space – part boarded.

INFORMATION FOR POTENTIAL BUYERS

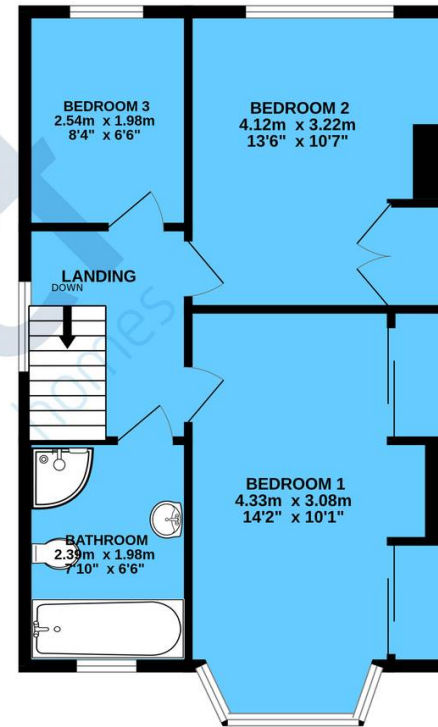
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 91.2 sq.m. (982 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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