



58 Keswick Road, Olton, Solihull,
B92 7PH

Price Guide **£284,950**

- Substantially Extended Semi Detached
- Extended Lounge + Spacious Dining Room
- Beautifully Fitted Extended Kitchen
- ALARMED & NO CHAIN

- New UPVC Double Glazing & Gas Central Heating
- Generous South Facing Rear Garden
- Early Viewing Essential
- Energy Efficiency Rating - D

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A superb opportunity has arisen to purchase a completely refurbished, substantially extended three bedroom semi detached property in a highly sought after location. The property benefits from a new kitchen, new bathroom & sanitary ware, UPVC double glazing, gas central heating and comprises: spacious hallway two reception rooms, extended breakfast kitchen, cloakroom/wc, three good size bedrooms, beautifully fitted bathroom, large south facing rear garden, side garage and off road parking. No Chain

APPROACH

The property is set back behind a newly laid Cotswold stone driveway that provides off road parking for several vehicles and leads to an enclosed storm porch entrance.

ENCLOSED STORM PORCH

Slate flooring, power points, gas meter cupboard, recessed spot lights, glazed front door to:

ENTRANCE HALL

Wood effect flooring, single panel radiator, two ceiling light points, stairs rising to first floor landing, storage cupboard, doors leading to cloakroom/wc, front and rear reception rooms, door to extended kitchen.

CLOAKROOM/WC

Contemporary style corner suite with wash hand basin and vanity cupboard, low level flush wc, ceramic tiling to splash prone areas and flooring, ceiling light point, obscure UPVC double glazed window to side aspect.

FRONT RECEPTION ROOM

15' 1" (4.6M) X 11' 0" (3.35M)

Single panel radiator, ceiling light point, UPVC double glazed bay window to front aspect.

EXTENDED REAR RECEPTION ROOM

20' 8" (6.3M) X 11' 0" (3.35M)

Two single panel radiators, two ceiling light points, open fireplace with slate hearth, UPVC double glazed French doors leading to rear decking.

EXTENDED BREAKFAST KITCHEN

15' 10" (4.83M) MAX X 14' 4" (4.37M) MAX

Comprehensively fitted with a range of modern wall and base units with soft closure mechanism, co-ordinated work surface over with matching ceramic tiling to splash prone areas, Neff integrated stainless steel gas hob and electric oven with canopy extractor fan over, integrated dishwasher, stainless steel one and a half sink and drainer unit, space and plumbing for washing machine, slate effect laminate flooring, power point and provision for American style larder fridge/freezer, two single panel radiators, further matching units and work surface, sky light, wall-mounted Potterton combination gas central heating boiler, recessed under pelmet lighting, recessed spot lights, UPVC double glazed window and door to rear garden, door to garage.



FIRST FLOOR LANDING

Loft access, doors to all bedrooms and bathroom, UPVC obscure window to side aspect.

BEDROOM ONE

15' 0" (4.57M) X 11' 0" (3.35M)

Single panel radiator, ceiling light point, UPVC double glazed bay window to front aspect.

BEDROOM TWO

14' 0" (4.27M) X 11' 0" (3.35M)

Single panel radiator, ceiling light point, UPVC double glazed bay window to rear aspect

BEDROOM THREE

9' 4" (2.84M) X 7' 0" (2.13M)

Single panel radiator, ceiling light point, UPVC double glazed window to front aspect.

FAMILY BATHROOM

A well appointed contemporary three piece suite comprising: ceramic wash hand basin with vanity unit below, mirror cabinet above and light, low level flush wc, panelled bath with chrome thermostatic shower over, chrome fittings and taps, ceramic tiling to splash prone areas, ceramic floor tiling, chrome towel radiator, ceiling light point, obscure UPVC double glazed window to rear aspect.

REAR GARDEN

A raised wooden decked area ideal for al fresco dining leads down via paved steps to garden being mostly laid to lawn, interspersed with apple trees and shrubs, timber fencing to perimeter.

GARAGE

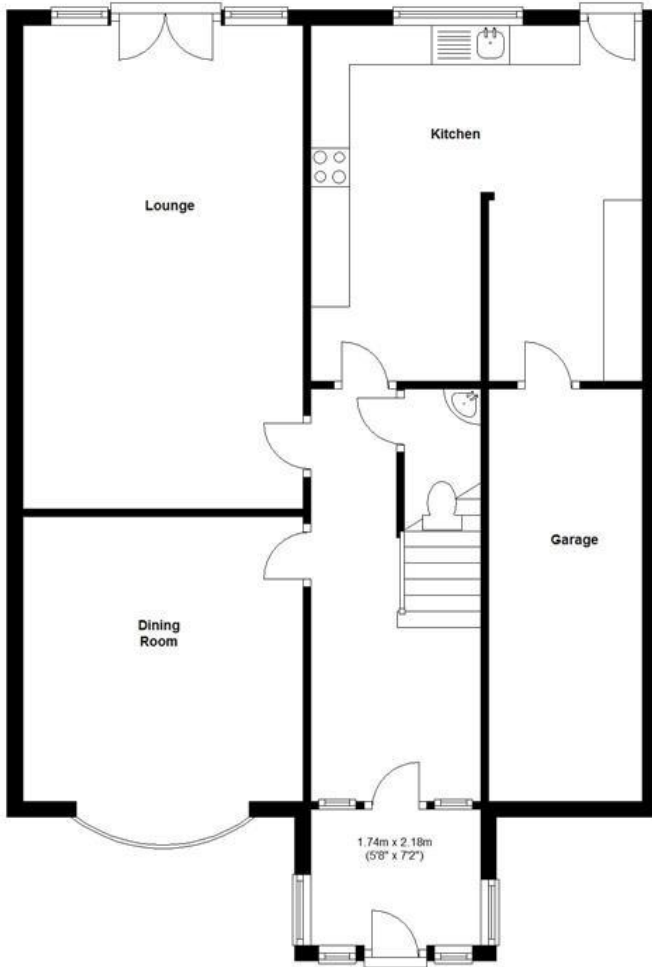
20' 10" (6.35M) X 7' 0" (2.13M)

Double doors to front, water supply, ceiling light points, double power socket.



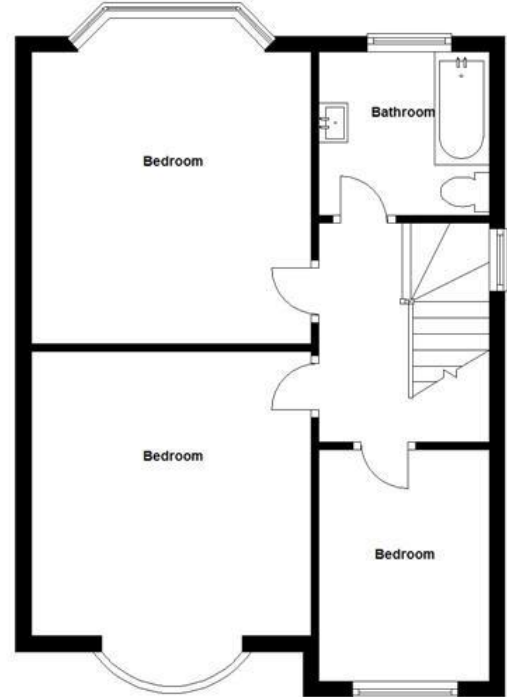
Ground Floor

Approx. 83.5 sq. metres (898.6 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



Total area: approx. 130.2 sq. metres (1401.4 sq. feet)



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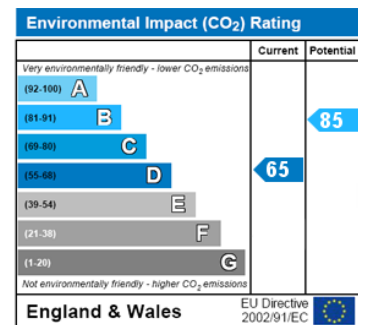
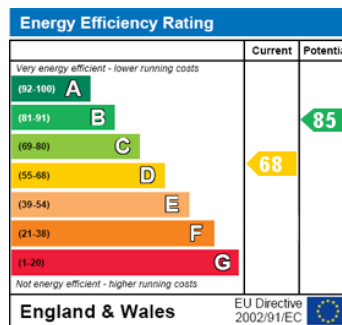
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