



8 Brook Lane, Olton, Solihull B92 7EJ

Price Guide **£375,000**

- Fabulous Four Bedroom Semi Detached
- En suite & Family Bathroom
- Stunning Dining Kitchen
- Single Garage
- Spacious Lounge
- Energy Efficiency Rating - B

0121 709 3300

8 Brook Lane, Olton, Solihull, B92 7EJ

8 Brook Lane is a beautifully appointed, modern, four-bedroom property built in 2003 by well-regarded local builder Shakespeare Properties. This stunning family home is appointed to an exceptional standard and offers a spacious interior that will suit a growing family. The central hub of the property is a magnificent fitted dining kitchen that overlooks an immaculate landscaped garden. The property offers a spacious hallway, lounge, cloakroom/WC, master bedroom with en-suite, three further bedrooms, family bathroom, garage and mature landscaped gardens. Early viewing is recommended.

APPROACH

Via an attractive foregarden & block paved driveway and pathway leading to a composite UPVC double glazed front door to:-

HALL

Ceramic tiled floor, single panel radiator, two ceiling light points, oak panelled doors leading to lounge and dining kitchen, stairs rising to first floor landing

CLOAKROOM WC

Contemporary hand wash basin, low level flush WC chrome towel radiator, ceramic tiled floor, ceiling light point, tiling to splash prone areas.

LOUNGE

18' 8" (5.7M) X 10' 4" (3.15M) MAX

Ceiling light point, TV point, single panel radiator, UPVC double glazed window to the front aspect.

SPACIOUS DINING KITCHEN

16' 5" (5M) X 15' 7" (4.75M) MAX

Fitted with a range of high gloss finished wall and base units with contrasting roll top work surfaces, built-in Zanussi dishwasher, fridge freezer, gas hob, integrated Zanussi double oven, stainless steel cooker hood, single panel radiator, halogen spotlights, ceramic tiled floor, UPVC double glazed window and matching door to the rear garden.



FIRST FLOOR

Loft access, ceiling light point, oak panelled doors to bedroom one, bedroom two, bedroom three, bedroom four and bathroom.

MASTER BEDROOM (REAR)

12' 10" (3.9M) X 9' 4" (2.85M)

Ceiling light point single panel radiator, UPVC double glazed window to the rear aspect, door to:-



EN-SUITE SHOWER ROOM

11' 6" (3.5M) X 7' 10" (2.4M)

Contemporary white suite comprising hand wash basin with vanity cupboard below, low-level flush WC, large shower enclosure with sliding door and thermostatic shower unit, ceramic tiling to splash prone areas, chrome towel radiator, Velux skylight.

BEDROOM TWO (FRONT)

12' 7" (3.83M) X 9' 5" (2.86M)

Ceiling light point, single panel radiator, UPVC double glazed window to the front aspect.

BEDROOM THREE (REAR)

11' 10" (3.65M) X 6' 8" (2.10M)

Ceiling light point, single panel radiator, UPVC double glazed window to the rear aspect.

BEDROOM FOUR (FRONT)

9' 5" (2.90M) X 6' 8" (2.10M)

Full height, high gloss fitted wardrobes, ceiling light point, single panel radiator, UPVC double glazed window to the front aspect.



FAMILY BATHROOM

Luxury three-piece suite comprising low-level flush WC, hand wash basin with vanity cupboard below, panel bath with shower screen and thermostatic shower unit, ceramic tiling to walls and floors, chrome heated towel radiator, halogen spotlights, obscure UPVC double glazed window to the side aspect.

OUTSIDE

GARAGE

18' 8" (5.69M) X 8' 6" (2.6M)

Up-and-over door, power, lighting, storage and door to the rear garden.

GARDEN

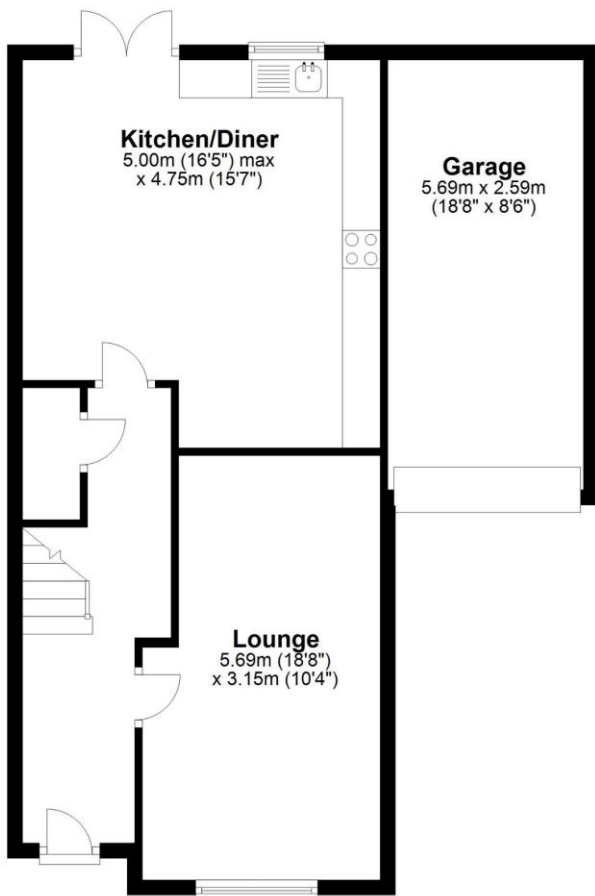
A full width paved patio leads to a delightful landscaped private garden with wood panel fence perimeter and well stocked borders. There is an outside water supply, exterior light & personal door to garage.



Floor plan

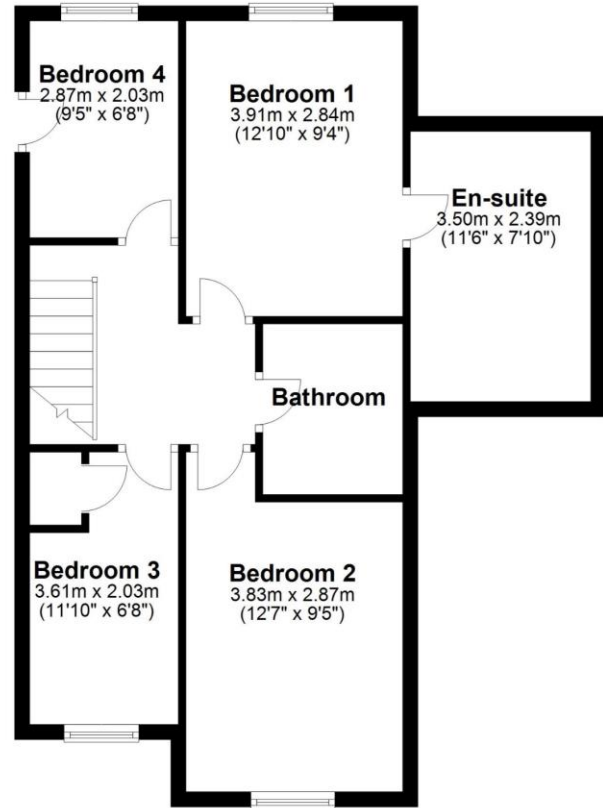
Ground Floor

Approx. 65.5 sq. metres (705.3 sq. feet)



First Floor

Approx. 57.6 sq. metres (619.7 sq. feet)



Total area: approx. 123.1 sq. metres (1325.0 sq. feet)



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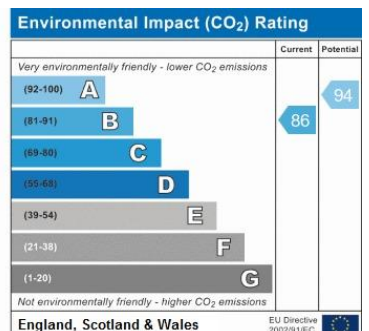
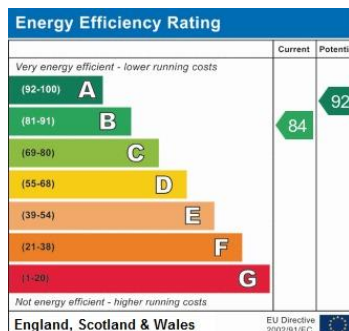
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