Bartleys
Estate Agents









65 Braemar Road, Olton, Solihull B92 8BS

Price Guide £375,000

- Stunning Kitchen/Family Room
- Three Bedrooms
- Close to Olton Train Station
- Large Mature Garden
- Driveway Parking
- Energy Efficiency Rating - D

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65 Braemar Road is a beautifully presented, three bedroom, extended, traditional, semi-detached that has been enlarged providing a stunning open plan kitchen / family room. The property is conveniently situated in the sought after location close to Olton Train station within close proximity to local amenities, shops. The property briefly comprises; enclosed porch, entrance hall, cloakroom/WC, sitting room, extended breakfast kitchen/family room, utility room, three bedrooms, family bathroom, generous driveway and established garden.

APPROACH
Via a block paved driveway providing off-road parking with lawn fore garden with brick wall and shrubbery borders, access gained via a UPVC double glazed door, leading into:-

ENCLOSED STORM PORCH
UPVC double glazed doors leading the front door giving access to:-

ENTRANCE HALLWAY
Wood effect flooring, central heating radiator, stairs leading to first floor landing, under stairs storage, doors leading Guest WC, lounge and extended open plan kitchen/diner.

GUEST WC
Low-level flush WC, hand wash basin, tiling to splash prone areas, tiled flooring, central heating radiator, obscure UPVC double glazed window to the side aspect.

LOUNGE
15' 7" (4.75M) MAX INTO BAY X 11' 7" (3.53M)
Adam style fireplace with gas coal-effect fire, central heating radiator, UPVC double glazed bay window to the front aspect.

EXTENDED OPEN PLAN KITCHEN / DINER
24' 2" (7.37M) X 16' 1" (4.9M) MAX

DINING ROOM
Central heating radiator, UPVC double glazed French doors leading out to the rear garden.

KITCHEN
Fitted with a range of base and wall mounted units with wooden worksurfaces over, ceramic sink unit, tiling to splash prone areas, five ring hob and oven with extractor fan over, spotlights, UPVC double glazed window to the rear aspect, space for fridge/freezer, tiled flooring door leading to:-

UTILITY ROOM
6' 7" (2.01M) X5' 2" (1.57M)
Wall and base units with worksurfaces over, stainless steel sink unit, tiled floor, plumbing for washing machine and dishwasher, wall mounted Worcester gas boiler, UPVC double glazed window to the side aspect.







FIRST FLOOR LANDING
Obscure single glazed window to the side aspect, doors to bedroom one, bedroom two, bedroom three and family bathroom.

BEDROOM ONE (FRONT)
15' 6" (4.72M) INTO WINDOW X 8' 9" (2.67M) INTO FITTED WARDROBE
Fitted wardrobes, central heating radiator, UPVC double glazed bay window to the front aspect.



BEDROOM TWO (REAR)
12' 3" (3.73M) X 10' 8" (3.25M)
Wood-effect flooring, central heating radiator, hand wash basin, UPVC double glazed window to the rear aspect.

BEDROOM THREE (FRONT)
9' 1" (2.77M) X 6' 8" (2.03M)
Wood-effect floor, central heating radiator, UPVC double glazed window to the front aspect.

FAMILY BATHROOM
8' 6" (2.59M) X 6' 3" (1.91M)
Low level flush WC, pedestal hand wash basin, panelled bath with thermostatic shower fitment over, tiling to splash prone areas, tiled floor, recessed spotlights, heated towel radiator, extractor fan, access to the loft, obscure UPVC double glazed window to the rear aspect.



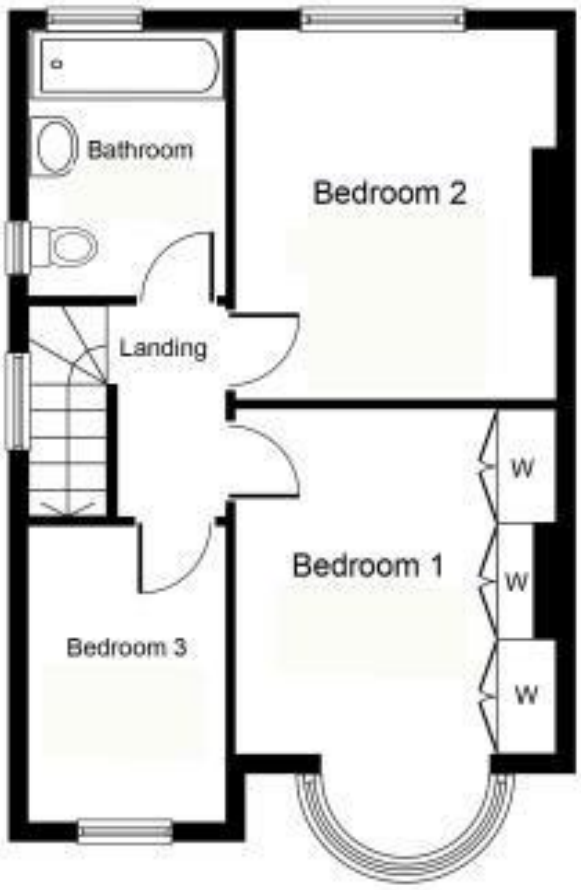
REAR GARDEN
A paved patio leads to the garden which is mainly laid to with wood panel fencing to perimeter and shrubbery borders .

TENURE
We have been advised that the property is Freehold. This is subject to verification by your Solicitor.





Ground Floor

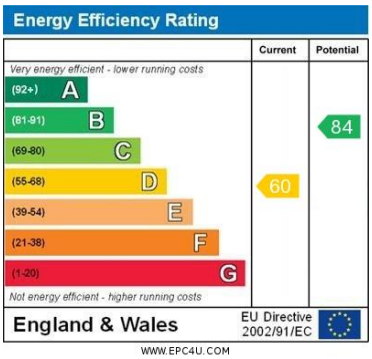


First Floor

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