Bartleys
Estate Agents









58 Scott Road, Olton, Solihull B92 7LS

Price Guide £325,000

- Renovation Project
- 4/5 Bedrooms
- Loft Conversion
- Mature Rear Garden
- No Chain
- Energy Efficiency Rating - E

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58 Scott Road, Olton, Solihull, B92 7LS

A fantastic opportunity has arisen to acquire a superbly positioned, four/five bedroom, semi-detached, dormer bungalow that needs complete renovation/ refurbishment. The project will appeal to somebody looking to put their stamp on a property & create a fabulous family home.The accommodation consisting of a large entrance hall, lounge, sitting room, dining kitchen, two ground floor bedrooms, bathroom & separate WC, then on the first floor there are two further bedrooms & family bathroom. There is ample off-road parking & large established garden with wooded back drop. No Chain.

APPROACH
Via a gravel stone driveway with established borders, leading to an enclosed storm porch with UPVC double glazed door to:-



ENTRANCE HALL
Wide entrance hall with double panel radiator, ceiling light point. Access to lounge, bedroom one, bedroom two, bedroom three, kitchen, bathroom and separate WC.

LOUNGE
14' 9" (4.5M) X 13' 1" (4.0M)
Ornamental fireplace with coal-effect gas fire, TV point, double panel radiator, ceiling light point, UPVC double glazed window to the front aspect.



BEDROOM ONE (FRONT)
12' 2" (3.7M) X 9' 6" (2.9M)
Ceiling light point, two UPVC double glazed windows to the front aspect.

BEDROOM TWO (SIDE)
12' 2" (3.7M) X 6' 3" (1.9M)
Double panel radiator, ceiling light point, UPVC double glazed window to the side aspect.

DINING ROOM (REAR)
15' 1" (4.6M) X 10' 10" (3.3M)
Double panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.



SEPARATE WC
Low-level flush WC, obscure UPVC double glazed window to the side aspect.

BATHROOM
Three-piece suite comprising low-level flush WC, pedestal hand wash basin, panel bath with shower attachment over, ceiling light point, shower enclosure, towel radiator (unfinished), ceiling light point, obscure UPVC double glazed window to the side aspect.

BREAKFAST KITCHEN
20' 8" (6.3M) X 13' 5" (4.1M) MAXIMUM
A range of oak wall and base units, coordinated rolltop worksurfaces, one and a half bowl sink drainer, space and plumbing for a washing machine, provision for a gas cooker, double panel radiator, fridge/freezer, wall-mounted Halstead combi boiler, dining area, stairs, rising to first floor landing, patio sliding doors to lean-to, UPVC double glazed window and UPVC double glazed door to the rear garden.



BEDROOM THREE (REAR)
10' 10" (3.3M) X 16' 9" (5.1M)
Dual aspect, double panel radiator, ceiling light point, Velux, skylights to front and rear aspects.

BEDROOM FOUR (FRONT)
11' 6" (3.5M) X 9' 6" (2.9M)
Double panel radiator, ceiling light point, Velux skylight.

BATHROOM
Unfinished, comprising corner bath, close couple WC, pedestal hand wash basin, shower enclosure with thermostatic shower unit, recessed spotlights, double panel, radiator, Velux skylight to rear aspect.



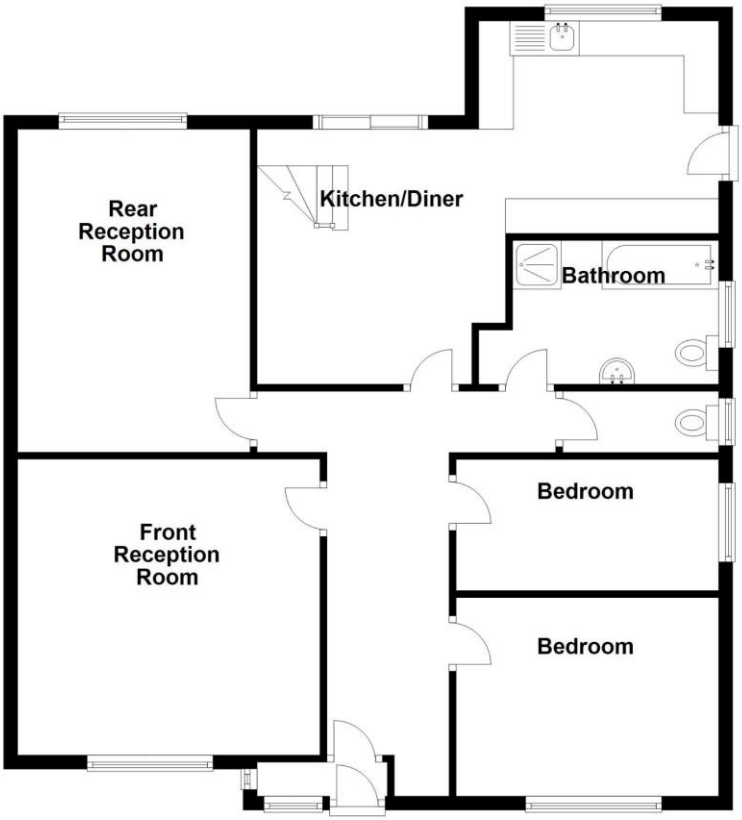
REAR GARDEN
A well-established garden is mostly mainly laid to lawn with an abundance of tree and shrub borders. The garden is a particular feature of the property and will require extensive work to reshape.

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



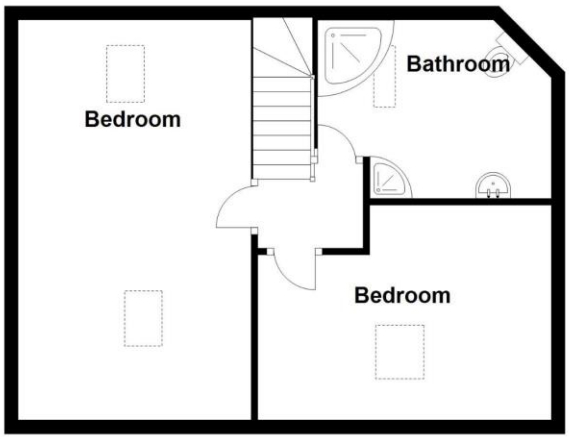
Ground Floor

Approx. 100.4 sq. metres (1081.1 sq. feet)



First Floor

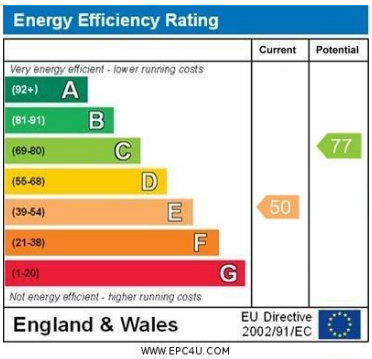
Approx. 43.9 sq. metres (472.2 sq. feet)



Total area: approx. 144.3 sq. metres (1553.3 sq. feet)

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