Bartleys
Estate Agents









54 Kimberley Road, Olton, Solihull
B92 8PX

Price Guide £345,000

- Extended Semi Detached
- Three Double Bedrooms
- New Roof with 15 Year Warranty
- Two Reception Rooms
- No Chain
- Energy Efficiency Rating - D

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54 Kimberley Road, Olton, Solihull, B92 8PX

54 Kimberley Road is a most attractively presented extended traditional semi detached residence situated on a generous sized plot that has been vastly improved by the current owners. This popular location is close to Olton train station, local shops and amenities and having a spacious interior. In brief the property boasts gas central heating UPVC double glazing and comprises, enclosed porch, entrance hall, two reception rooms, extended fitted kitchen, three double bedrooms, luxury bathroom, well maintained landscaped garden, side garage, driveway parking for several vehicles. No Chain

APPROACH
Via a drive enabling parking for several vehicles leading to a UPVC double glazed, enclosed stone porch entrance with glazed door to:-

ENTRANCE HALL
Wood effect flooring, single panel radiator, ceiling, light point, oak bannister and stairs rising to first floor landing, doors to lounge and rear reception room.

FRONT RECEPTION ROOM
14' 1" (4.3M) X 10' 2" (3.1M)
Ornamental gas fireplace with coal effect fire, wood effect flooring, single panel radiator, ceiling light point including light fitting, UPVC double glazed bay window to the front aspect.



REAR RECEPTION ROOM
16' 1" (4.9M) X 14' 5" (4.4M)
Ornamental cast iron gas stove with slate hearth, solid oak flooring, two ceiling light points(including fittings), 2 double panel radiators, UPVC double glazed window and French doors to garden door to understeers cupboard.



EXTENDED KITCHEN
15' 9" (4.8M) X 5' 7" (1.7M)
A range of recently installed modern wall and base units with coordinated work surfaces, Belfast sink with granite work surface, provision for a Range Master electric range cooker (included), stainless steel splashback, canopy extractor fan, space and plumbing for a new Kenwood dishwasher and Hotpoint washing machine (both included), Siemens fridge freezer(included), three halogen ceiling light fittings included, ceramic tiled flooring, double panel radiator, UPVC double glazed bay window to the rear aspect and door to side entrance leading to garage.



FIRST FLOOR LANDING
UPVC double glazed window to the side aspect, doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE (FRONT)
14' 5" (4.4M) X 10' 2" (3.1M)
Single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.



BEDROOM TWO (REAR)
14' 5" (4.4M) X 10' 2" (3.1M)
Single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

BEDROOM THREE (FRONT)
15' 1" (4.6M) X 8' 6" (2.6M)
Two double panel radiators, two ceiling light points, two UPVC double glazed windows to the front aspect, loft access.

MODERN BATHROOM
A beautifully appointed bathroom comprises a luxury three-piece suite that includes roll top bath and Grohe thermostatic shower unit over, Victorian reproduction WC, circular bowl sink and vanity cupboard / unit, complementary ceramic tiling to walls and floor, cupboard, concealing Vaillant combi boiler ceiling light point, obscure UPVC double glazed window to the rear aspect.



GARAGE
15' 1" (4.6M) X 8' 10" (2.7M)
Power and lighting with up and over door.

REAR GARDEN
A superbly landscaped well maintained garden that is mostly laid to lawn with a mature hedgerow perimeter with well-stocked borders.

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

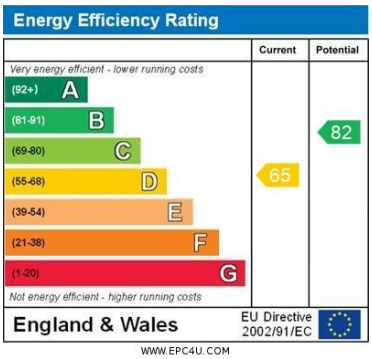




Total area: approx. 114.7 sq. metres (1235.1 sq. feet)

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