



17 Brook Lane, Solihull, B92 7EJ

Price Guide **£239,950**

- Traditional Semi Detached Property
- Three Bedrooms
- Open Plan Dining/Kitchen

- South Westerly Facing Garden
- Gas Central Heating + Double Glazing
- Energy Efficiency Rating - D

0121 709 3300

# 17 Brook Lane, Solihull, B92 7EJ

17 Brook Lane is a beautifully appointed traditional residence that has a lovely south westerly facing garden located in this desirable location close to excellent schools and local amenities. Appointed and decorated to a high standard all within a few minutes walking distance to Olton Railway Station and excellent transport links. The delightful accommodation comprises, hall, lounge, open plan dining kitchen, three bedrooms, refitted bathroom, landscaped south facing garden with summer house, driveway for several vehicles and detached double garage.

## APPROACH

Via a tarmacadam driveway that enables off road parking, low level brick retaining wall, screening to perimeter, leading to a covered storm porch entrance with UPVC double glazed front door to:

## HALLWAY

Single panel radiator, recessed spot lights, obscure UPVC double glazed window to side aspect, stairs rising to first floor landing, built in under stairs storage units and space for a tumble dryer, doors to lounge and dining kitchen.

## LOUNGE

15' 10" (4.83M) X 10' 4" (3.15M)

A superb room with solid wood flooring, decorative feature wall fireplace, two single panel radiators, ceiling light point with decorative ceiling rose, decorative ceiling coving, TV aerial point, UPVC double glazed bay window to front aspect.



## BEAUTIFULLY APPOINTED DINING KITCHEN

16' 5" (5M) X 11' 10" (3.61M)

A comprehensively fitted contemporary kitchen comprises a range of wall and base units and granite effect roll top work surface areas, central island with circular stainless steel sink and drainer with extendable mixer tap over, integrated fridge freezer, dishwasher, ceramic hob and electric oven with concealed extractor fan over, ceramic floor tiling, recessed spot lights, additional ceiling light point, TV aerial point, decorative radiator, UPVC double glazed window and French doors to rear garden.



## FIRST FLOOR

Loft access, doors to all bedrooms and bathroom.

## BEDROOM ONE

14' 5" (4.39M) X 10' 6" (3.2M)

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



## BEDROOM TWO

12' 4" (3.76M) X 10' 6" (3.2M)

Stripped pine wooden flooring, single panel radiator, ceiling light point, UPVC double glazed window to front aspect.



## BEDROOM THREE

9' 0" (2.74M) X 5' 9" (1.75M)

Decorative single panel radiator, ceiling light point, UPVC double glazed bow window to front aspect.

## BATHROOM

A beautifully appointed re-fitted bathroom comprises a three piece suite with low level flush wc, circular wash hand basin with vanity cupboard beneath, p-shaped panel bath with shower screen, thermostatic shower over, complementary ceramic tiling to walls and floors, two wall light points, chrome towel radiator, shaver point, ceiling light point, UPVC double glazed window to side aspect and rear aspects.



## REAR GARDEN

A lovely south westerly facing garden enjoys a sunny aspect with block paved patio area with external light and pathway to the side of the property. The rear garden is mostly laid to lawn with well stocked borders and perimeter screening, brick built barbeque area, useful outbuildings used as storage, brick built summerhouse/home office, detached double garage to rear with vehicular access via a gated shared right of way.

## SUMMERHOUSE

11' 9" (3.58M) X 9' 0" (2.74M)

Quarry tile effect flooring, power supply and lighting with recessed spot lights, hardwood doors to front aspect and side aspect.

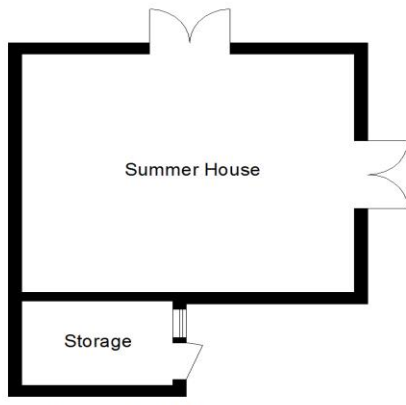
## DETACHED DOUBLE GARAGE

19' 8" (5.99M) X 16' 3" (4.95M)

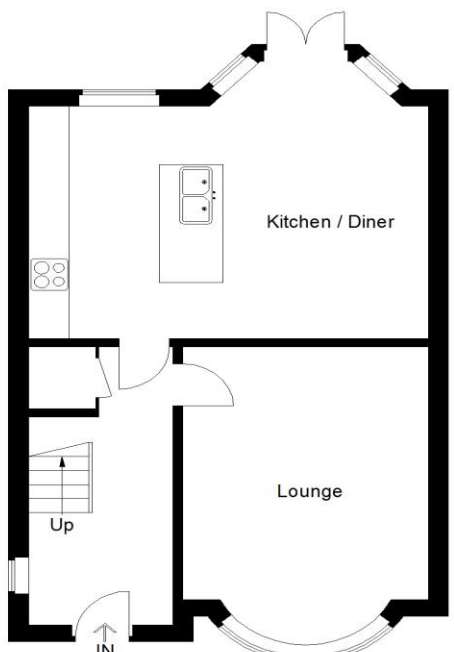
Power supply and lighting, double up and over door, door to rear.



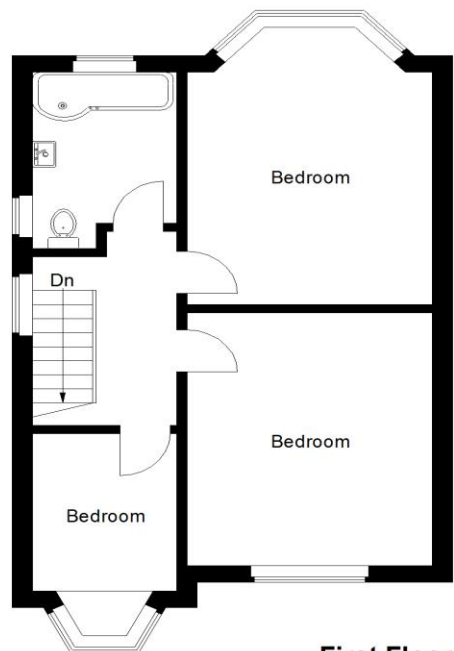
17 Brook Lane, Olton, Solihull, B92 7EJ



(Not Shown In Actual Location / Orientation)  
**Outbuilding**



**Ground Floor**

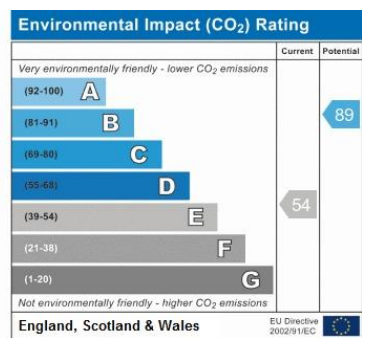
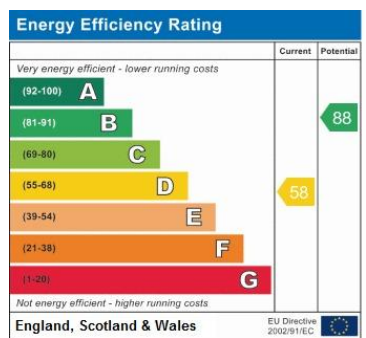


**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.



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