



88 Knightsbridge Road, Olton, Solihull,
B92 8RD

Price Guide **£240,000**

- Three Bedroom Semi-detached Property
- Two Reception Rooms
- Scope for Enlargement/Improvement
- Large Mature South Facing Garden
- Garage and Car Port
- Energy Efficiency Rating - C

0121 709 3300

88 Knightsbridge Road, Olton, Solihull, B92 8RD

88 Knightsbridge Road is a traditional semi detached residence that requires some modernisation offering enormous scope for enlargement & improvement (STPP). Situated in a fabulous location close to local shops and amenities with a large South facing mature garden. In brief the property boasts gas central heating, UPVC double glazing and comprises, enclosed porch, entrance hall, two reception rooms kitchen & side utility, three bedrooms, shower room, large mature garden, single garage & car port, driveway parking. No Chain

APPROACH

Via a paved driveway that creates off-road parking leading to an enclosed UPVC double-glazed storm porch entrance to:-

ENTRANCE HALL

Single panel radiator, stairs rising to first-floor landing, telephone point, under stairs storage cupboard, doors to front and rear reception rooms and kitchen.

FRONT RECEPTION

12' 10" (3.9M) X 11' 10" (3.6M)

Double panel radiator, ceiling light point, UPVC double-glazed bay window to front aspect.



REAR RECEPTION

15' 1" (4.6M) X 10' 6" (3.2M)

Ornamental fireplace with coal effect gas fire, single panel radiator, TV point, ceiling light point, 2 wall-light points, UPVC double-glazed window and French doors to rear garden.

KITCHEN

7' 7" (2.3M) X 8' 10" (2.7M)

A range of wall and base units with roll top work surfaces, single draining, stainless steel unit, ceramic tiling to walls and splash prone areas, provision for a gas cooker, single panel radiator, ceiling light point, UPVC double-glazed window to side and door to:-



COVERED UTILITY

20' 4" (6.2M) X 7' 7" (2.3M)

Paved with lighting and doors to front and double doors to garage, an outside store and plumbing for a washing machine and gardener's WC. There is access to a carport to the front of the property.

GARAGE

8' 2" (2.5M) X 15' 1" (4.6M)

Ceiling light point



FIRST FLOOR

UPVC double-glazed window to side aspect, ceiling light point, loft access and doors to WC, shower room and bedrooms one, two and three

BEDROOM ONE

13' 1" (4M) X 11' 6" (3.5M)

Single panel radiator, ceiling light point, UPVC double-glazed bay window to front.

BEDROOM TWO

15' 1" (4.6M) X 10' 6" (3.2M)

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

BEDROOM THREE

6' 11" (2.1M) X 7' 7" (2.3M)

Single panel radiator, ceiling light point, UPVC double-glazed window to the front.

SHOWER ROOM

Converted to a wet room with shower enclosure, 'Redring' thermostatic shower, double panel radiator, hand wash basin, ceramic tiling to walls, ceiling light point, UPVC double-glazed window to rear aspect, cupboard xxx Valliant combi boiler.

SEPARATE WC

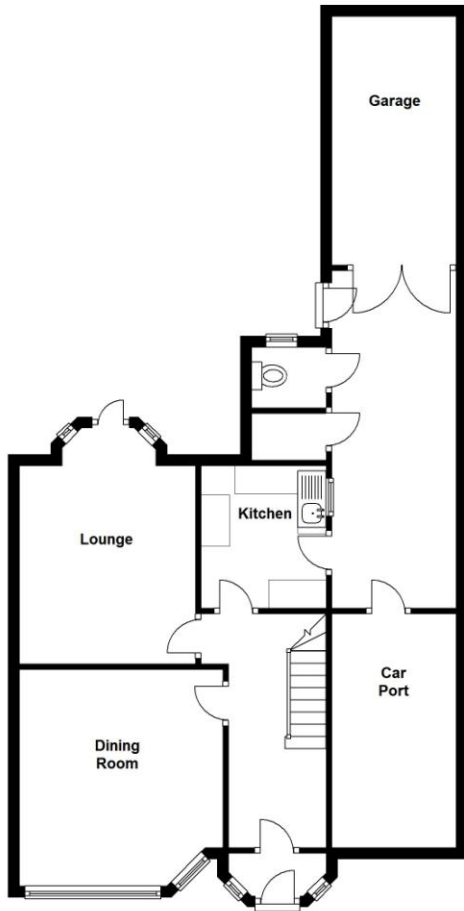
Low level flush WC, ceiling light point, UPVC double-glazed window to side aspect.

LARGE REAR GARDEN

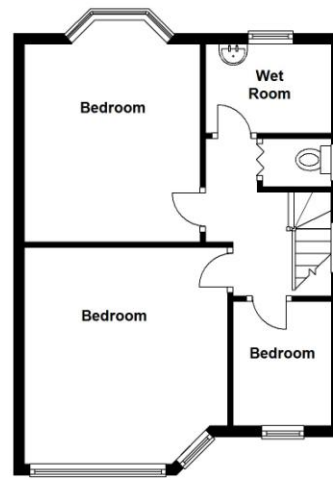
A fabulous, mature south-facing garden mostly laid to lawn with an assortment of trees, shrubs and fence panelled perimeter.



Ground Floor
Approx. 77.2 sq. metres (830.6 sq. feet)



First Floor
Approx. 39.0 sq. metres (419.6 sq. feet)



Total area: approx. 116.1 sq. metres (1250.2 sq. feet)
88 knightsbridge road



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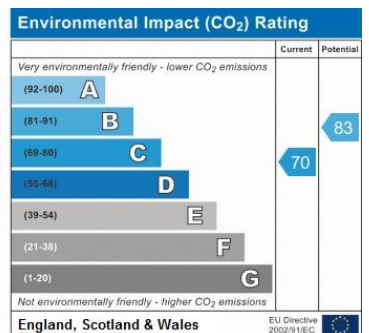
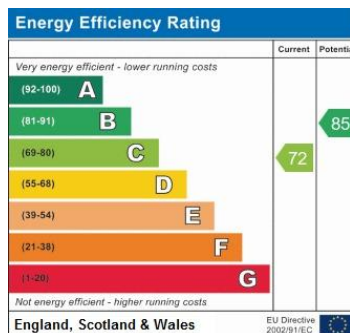
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