



Scott Road  
Solihull







### Property Description

**\*\*3 Bedroom Bungalow\*\*** Generously sized offering great potential for modernisation. Three double bedrooms, fitted bathroom, large reception room, fitted kitchen, utility room, separate WC and garage. Located a short walk from Olton train station, local amenities, schools and bus routes.

### Approach

Dropped kerb to large block paved in/out drive providing off road parking for multiple vehicles with centre lawned area.

### Entrance Porch

Single glazed door to front and double glazed window to side elevation.

### Entrance Hall

Large cloakroom/storage cupboard, three mounted wall lights, gas central heating radiator and all door leading off.

### Lounge

16' x 13' 3" ( 4.88m x 4.04m )

Double glazed sliding patio doors to rear garden, gas fireplace, a central heating radiator, three mounted wall lights, television and telephone point.

### Kitchen

Fitted kitchen to comprise a range of wall and base units with work surfaces over, incorporating a sink and drainer, tiling to splash back areas, electric oven with gas hob, plumbing for a washing machine, a central heating radiator and a double glazed window to rear elevation. With door in to utility area



## Side Utility

Side utility with glazed roof, electric points and access to garage.

## W.C.

Low level flush wc, wwith window to the side elevation.

## Bathroom

Double glazed window to side elevation, a central heating radiator, bath, shower cubicle, hand wash basin and part tiling.

## Bedroom One

13' 9" x 12' 5" ( 4.19m x 3.78m )

Double glazed window to front elevation, tv point and a central heating radiator.

## Bedroom Two

13' 5" x 10' 10" max ( 4.09m x 3.30m max )

Double glazed window to front elevation, built in wardrobes and central heated radiator.

## Bedroom Three

10' 5" x 8' 6" ( 3.17m x 2.59m )

Double glazed window to side elevation and central heated radiator.

## Garage

Wooden double door to front, power and lighting.

## Garden

Generous sized rear garden with paved patio and path leading to lawned area.













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

**T 0121 705 7551**  
**E [solihull@burchelledwards.co.uk](mailto:solihull@burchelledwards.co.uk)**

29 High Street  
 SOLIHULL B91 3SN

**EPC Rating: D**

**Tenure: Freehold**

**[check out more properties at burchelledwards.co.uk](http://www.burchelledwards.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SOL204026 - 0003