
Olton Road, Shirley, B90 3NG
Marketed by Tom Cooper powered by eXp














3 2 2 D

Olton Road is ideally positioned in the heart of Shirley, offering excellent access to a wide range of shops, restaurants, cafés and everyday amenities. The property is within walking distance of Shirley town centre and the popular Stratford Road, while Solihull town centre is also within easy reach. Families are well catered for with a selection of local schools nearby, while commuters benefit from convenient public transport links, including Shirley railway station, along with good road connections towards Birmingham, the M42 and Birmingham Airport.

Offered to the market with no onward chain, this well presented three bedroom home offers spacious accommodation arranged over three floors, making it an excellent choice for first time buyers, families or those looking for a conveniently located home with plenty of living space.

To the front of the property there is driveway parking, providing the convenience of off road parking in this popular residential location.

Stepping inside, the ground floor offers two separate reception areas, providing flexibility for both everyday living and entertaining. The lounge is a comfortable and inviting space, while the dining area offers plenty of room for a family dining table, creating a practical layout for modern living.

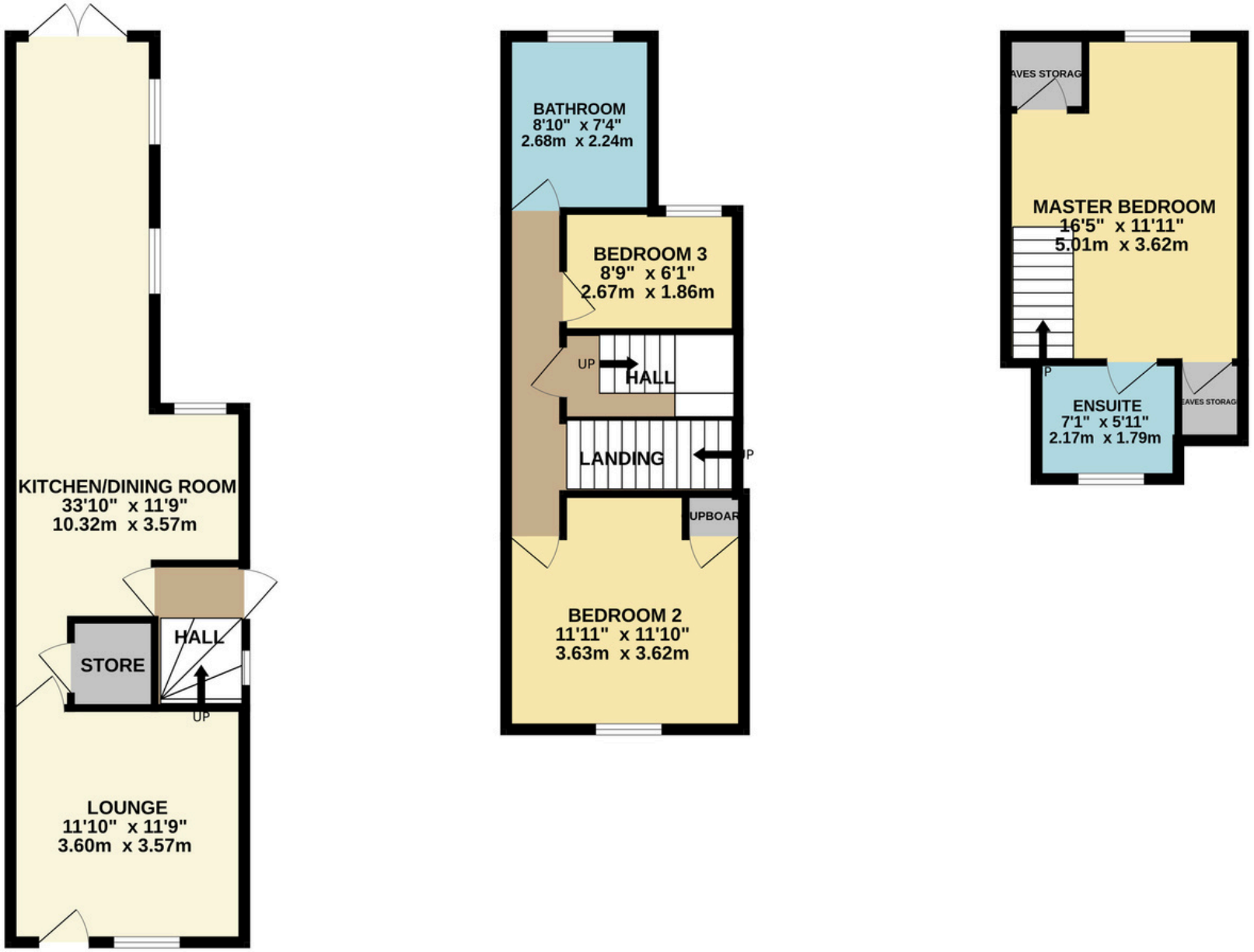
The kitchen is another generous space, offering plenty of room for cooking and food preparation, with a layout that complements the living accommodation.

On the first floor, there are two well proportioned bedrooms, both offering versatile accommodation for children, guests or those needing a dedicated home office. The family bathroom is also positioned on this floor, making it convenient for everyday use.

The second floor is dedicated to the main bedroom, creating a lovely separation from the rest of the accommodation. This is a particularly spacious room which benefits from its own en suite, providing a private space away from the main living areas.

To the rear of the property is a garden, offering valuable outdoor space to enjoy during the warmer months, whether relaxing, entertaining or spending time with family and friends.

With three bedrooms, two bathrooms, driveway parking and accommodation spread across three floors, this home offers an excellent balance of space and practicality. Offered with no onward chain and positioned close to the heart of Shirley, it presents a fantastic opportunity for buyers looking to make their next move.


KITCHEN/DINING ROOM
33'10" x 11'9"
10.32m x 3.57m
STORE
HALL
UP
LOUNGE
11'10" x 11'9"
3.60m x 3.57m
BATHROOM
8'10" x 7'4"
2.68m x 2.24m
BEDROOM 3
8'9" x 6'1"
2.67m x 1.86m
UP
HALL
LANDING
UPBOAR
BEDROOM 2
11'11" x 11'10"
3.63m x 3.62m
MASTER BEDROOM
16'5" x 11'11"
5.01m x 3.62m
ENSUITE
7'1" x 5'11"
2.17m x 1.79m











Why sell with Tom?

As an experienced estate agent covering Solihull, Birmingham, and Warwickshire, I take pride in delivering a fresh and innovative approach to buying and selling properties. With **over 10 years of experience**, I've built a bespoke agency that prioritizes a personal and modern service designed to make your property journey seamless and **stress-free**. Communication is key, which is why I offer a direct line for my clients to call, text, or WhatsApp me anytime with a guaranteed response. My services are available **seven days a week**, including evenings, ensuring you can reach me at a time that suits you. I operate on a **no sale, no fee** basis with no upfront commission or lengthy tie-in periods, giving you peace of mind and flexibility. I offer **professional photography**, detailed floor plans, and engaging video tours, all tailored to showcase your home at its best. Unlike traditional agencies, I don't believe in tying clients into long contracts. Instead, I focus on delivering results and providing a service that speaks for itself. Let me show you how selling your home should be done.

Get in touch to experience a modern, **hassle-free** way of moving.

TOM COOPER

eXp

