



## 6 Oban Road

Solihull, B92 8BT

£385,000



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HS Homes are delighted to welcome this well-presented three-bedroom semi-detached property to the market, ideally located in the sought-after area of Olton, Solihull. Tucked away within a quiet residential cul-de-sac, this home offers a peaceful setting whilst still benefiting from excellent local amenities, schools, and transport links nearby. The property boasts a private driveway providing ample off-road parking, along with convenient side access leading through a gated entrance into the rear garden.

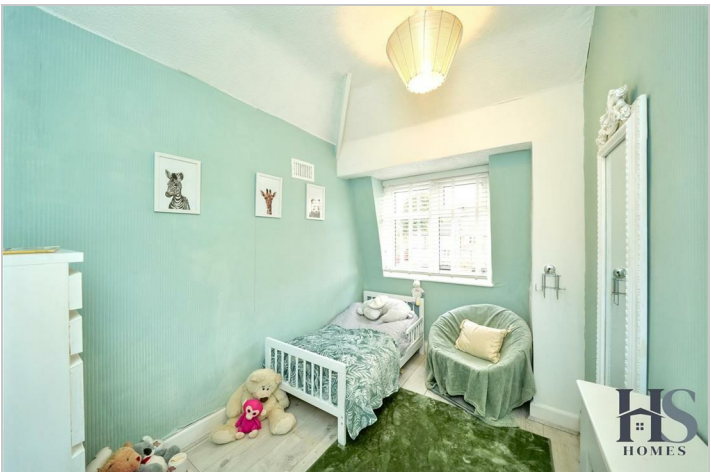
Upon entering the property, you are welcomed through a porch into a central entrance hall, which provides access to all ground floor accommodation and stairs rising to the first floor. The hallway also benefits from a useful large under-stairs storage cupboard. To the front of the property is a spacious lounge featuring a large bay window, fireplace, and decorative fire surround, creating a warm and inviting living space. To the rear, a cosy snug area offers a second reception space, also complete with a fireplace and glazed windows, with open glazed doors leading seamlessly into the impressive open-plan kitchen diner.

The kitchen diner is arranged in an L-shape, offering a generous and versatile layout ideal for modern family living and entertaining. The kitchen area is fitted with a range of cupboards and worktop space along the side and rear walls, complemented by a window overlooking the garden. The room is filled with

natural light and benefits from double patio doors opening out onto the rear garden. A convenient downstairs WC with wash hand basin is also located within this space. The rear garden itself is of a generous size, mainly laid to lawn with a patio seating area and a large shed extending along the boundary.

To the first floor, the property offers three well-proportioned bedrooms and bathroom facilities. The principal bedroom is positioned to the front and features a large bay window along with two inset storage cupboards. Bedroom three is also located to the front, whilst bedroom two sits to the rear, enjoying views over the garden and benefitting from a small inset cupboard. The landing area showcases a charming period-style feature window, adding character to the home. The bathroom arrangement comprises a separate shower room with wash hand basin and a separate WC, both located to the rear of the property.

A further staircase leads to the second floor, where you will find a spacious attic room. This versatile space benefits from two skylight windows allowing for plenty of natural light and offers excellent potential for a variety of uses, such as a home office, playroom, or additional bedroom (subject to relevant regulations).



## Road Map



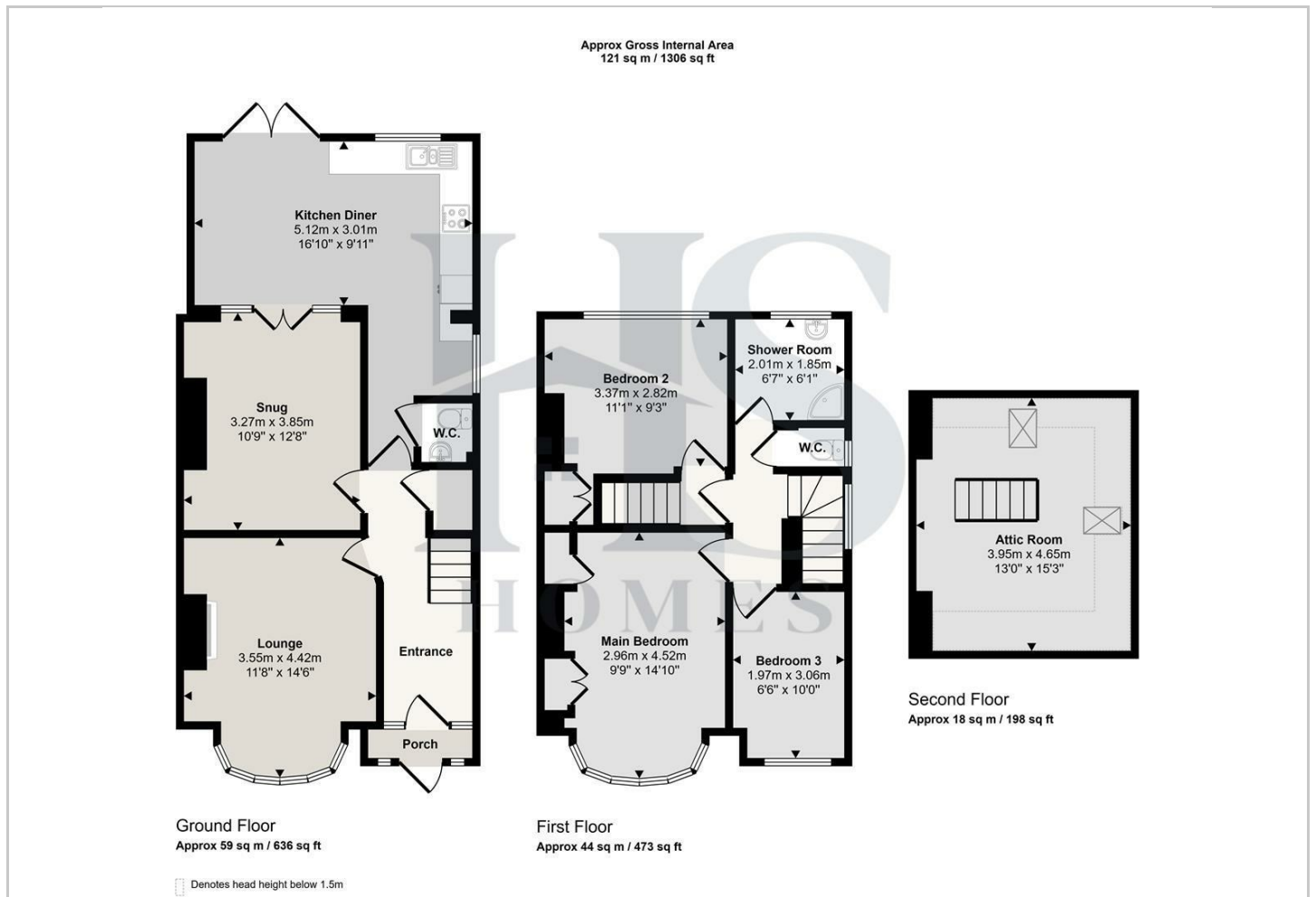
## Hybrid Map



## Terrain Map



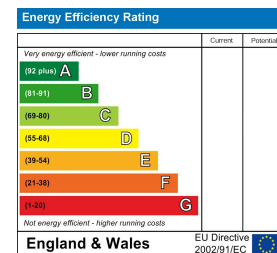
## Floor Plan



## Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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