



Olton Boulevard East, Birmingham
Offers in Excess of £210,000

Features:

- Semi-detached home
- Fitted kitchen
- Extensive lounge/diner
- Three bedrooms
- Family bathroom
- Private driveway with off-road parking
- Low maintenance rear garden
- EPC - E

Description:

A semi-detached three-bedroom family home in Olton, Birmingham. The property opens from the entrance porch leading into the hall, the ground floor accommodation comprises: Fitted kitchen with integrated 5 burner gas hob and electric oven with space for freestanding appliances, extensive lounge/diner with gas feature fireplace, conservatory with sliding door to the rear garden and ground floor WC. The first-floor landing establishes: Bedroom one with open under stairs storage, well sized bedrooms two and three and the family bathroom with shower, bath, sink and WC. The loft space has been converted into third floor accommodation accessed by added stairs and is useful for office space or a playroom. To the rear is a low maintenance rear garden laid with patio and lawn and is home to a handy outdoor store. To the front of the property is a private driveway with off-road parking for two cars. The property is well situated within easy access of Solihull town centre and is within walking distance of local amenities, schools, bus routes, train station and is ideally located for transport links into Birmingham City Centre.



Details:

Porch

Entrance Hallway

Lounge/Diner

26' 2" x 10' 6" (7.97m x 3.20m)

Kitchen

13' 5" x 6' 0" (4.09m x 1.83m)

Conservatory

5' 4" x 9' 0" (1.62m x 2.74m)

Ground Floor WC

First Floor Landing

Bedroom One

10' 4" x 9' 4" (3.15m x 2.84m)

Bedroom Two

12' 2" x 8' 6" (3.71m x 2.59m) Max

Bedroom Three

9' 2" x 9' 6" (2.79m x 2.89m) Max

Family Bathroom

8' 1" x 7' 3" (2.46m x 2.21m)

EPC Rating: E

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
01527 406956.



How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406956, or visit their website for more information: www.morgants.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

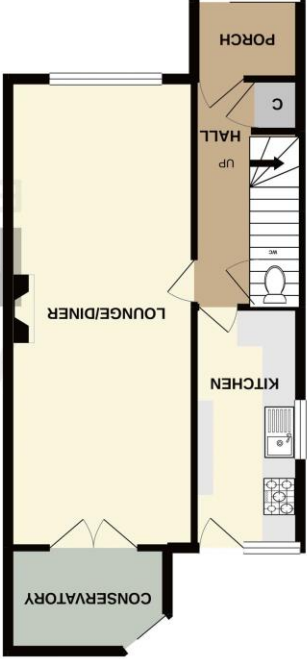
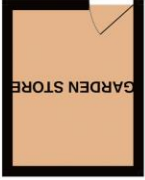
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

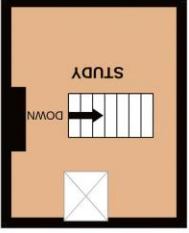
Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cubereovals.co.uk, to arrange a survey.

GROUND FLOOR
669 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR
119 sq.ft. (11.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.