



Langley Hall Road, Olton

Offers Around £160,000

- ENTRANCE LOBBY
- LOUNGE DINER
- TWO DOUBLE BEDROOMS
- SEPARATE WC
- NO UPWARD CHAIN
- LANDING RECEPTION
- KITCHEN
- BATHROOM
- REAR GARDEN
- POPULAR LOCATION

Langley Hall Road is a popular location situated betwixt St Bernards Road and Gospel Lane with good local schooling close by.

The A41 gives access to the city centre of Birmingham, via Acocks Green, or travelling in the opposite direction, passing the Dovehouse parade of shops, to the town centre of Solihull which has a thriving business community with its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

An ideal location therefore for this first floor maisonette which is accessed via a side paved pathway that extends to give access to the rear garden. A UPVC double glazed door opens to the

ENTRANCE LOBBY

Having staircase rising to the first floor with UPVC double glazed window over. From the top of the stairs a door opens to the

LANDING RECEPTION

Having ceiling light point, UPVC double glazed window to the side, loft hatch access, central heating radiator and doors radiating off

LOUNGE DINER

26'0" x 10'0" max (7'10" min) (7.92m x 3.05m max (2.39m min))



Having UPVC double glazed windows to the front and rear, two ceiling light points and two central heating radiators



KITCHEN

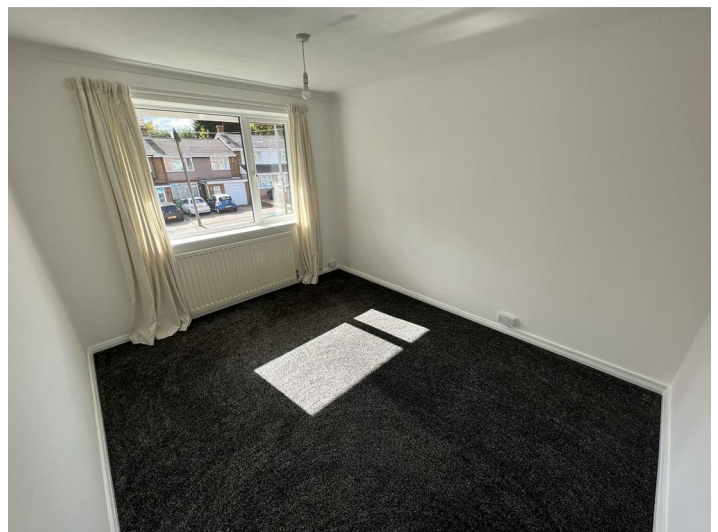
7'7" x 7'3" (2.31m x 2.21m)



Having UPVC double glazed window to the rear, ceiling light point, wall and base mounted storage units with work surfaces over, sink and drainer and gas cooker point

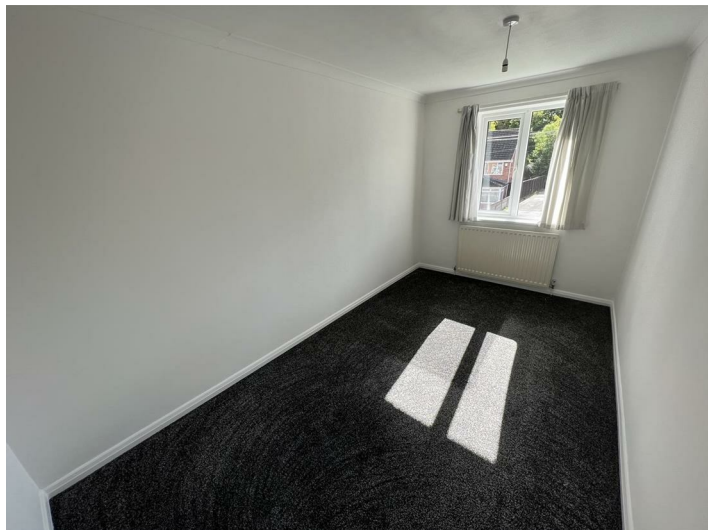
BEDROOM ONE

12'1" x 9'10" (3.68m x 3.00m)



Having UPVC double glazed window to the front, ceiling light point and central heating radiator

BEDROOM TWO
14'0" x 8'0" (4.27m x 2.44m)



Having UPVC double glazed window to the front, ceiling light point and central heating radiator

BATHROOM



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, panelled bath with electric shower over and glazed screen, pedestal wash hand basin and airing cupboard

SEPARATE WC

Having UPVC double glazed window to the side, ceiling light point and low level WC

OUTSIDE

REAR GARDEN

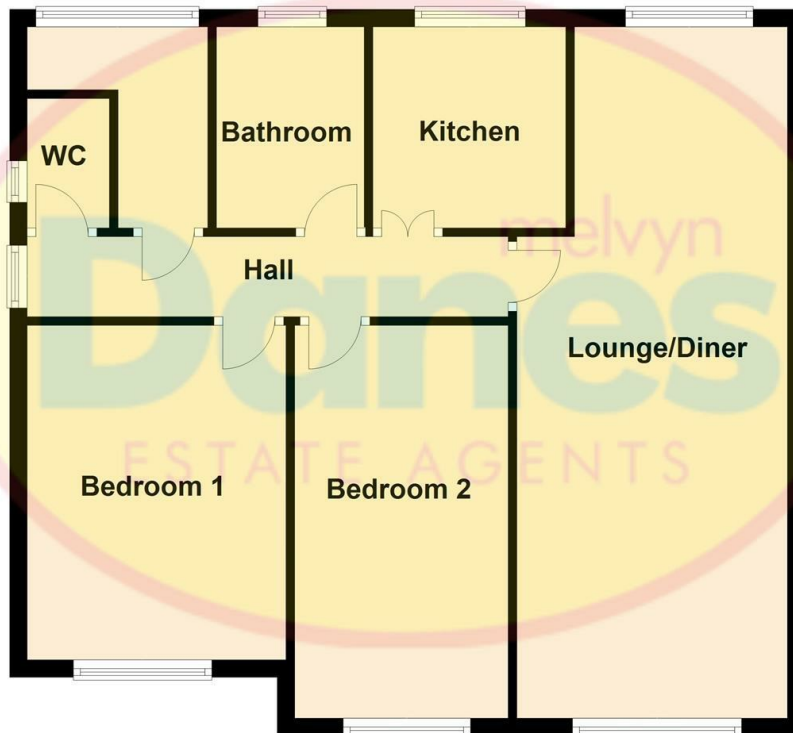


Having defined boundaries

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

First Floor



TENURE

We are advised that the property is Leasehold with approximately 89 years remaining and is subject to an annual ground rent of £125, raising to £250 per annum in 2026. Any interested party should obtain verification through their legal representative.

VIEWING

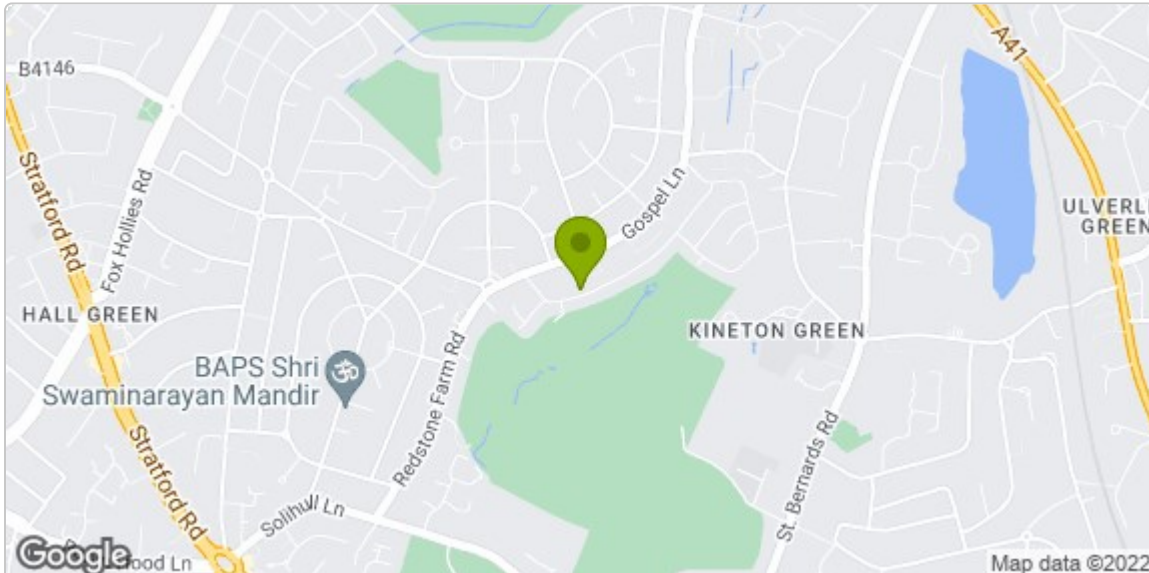
By appointment only please with the Solihull office on 0121 711 1712

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



33 Langley Hall Road Olton
Solihull B92 7HE

Council Tax Band:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	