



Olton Road, Shirley

Offers Around £240,000

- FRONT GARDEN
- LOUNGE
- KITCHEN
- TWO BEDROOMS
- REAR GARDEN
- PORCH
- DINING ROOM
- GUEST CLOAKS
- BATHROOM
- NO UPWARD CHAIN

Olton Road is conveniently located just a short walk from Shirley centre. The road itself links the main A34 Stratford Road to Streetsbrook Road, a main artery into Solihull town centre.

We are advised that the property is situated within the catchment area for Langley Schools, with the junior and infant school being in St Bernards Road and the secondary school in Kineton Green Road. Also nearby, on the main Stratford Road, is Our Lady of the Wayside Roman Catholic Junior and Infant School, although all education facilities are subject to confirmation from the Education Department.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks, and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An ideal location therefore, for this period style semi detached property which sits back from the road behind a front garden, from where a path leads to an entrance door which opens to the

PORCH

Having single glazed window to side aspect, ceiling light point and door to

LOUNGE

14'10" x 12'3" (4.52m x 3.73m)



Having double glazed bay window to front aspect, ceiling light point, two central heating radiators, picture rail, gas fire and door to

DINING ROOM

12'0" x 12'3" (3.66m x 3.73m)



Having double glazed door to rear garden, ceiling light point, central heating radiator, picture rail and door to

INNER HALLWAY

Having ceiling light point, stairs rising to first floor landing and doors to kitchen and

GUEST CLOAKS

Having double glazed window to side aspect, low level wc, wall mounted wash hand basin and light

KITCHEN

9'11" x 7'7" (3.02m x 2.31m)

Having double glazed window to side aspect, a range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap over, space for cooker and fridge, space and plumbing for washing machine, ceiling light point and double glazed door to rear garden

FIRST FLOOR LANDING



Having double glazed window to side elevation, ceiling light point, door to bathroom and opening to

BEDROOM ONE
12'0" x 12'4" (3.66m x 3.76m)



Having double glazed window to rear elevation, ceiling light point, central heating radiator, built in wardrobe and door to the other bedroom. There was previously a stud wall that has been removed that separated the original second bedroom from the landing area that any buyer could reinstate if they so desired.

BEDROOM TWO
12'0" x 12'3" (3.66m x 3.73m)



Having double glazed window to front elevation, ceiling light point, central heating radiator and built in wardrobe

BATHROOM



Having double glazed window to rear elevation, low level wc, pedestal wash hand basin, panel bath with electric shower over and ceiling light point

REAR GARDEN



Having paved patio with the rest laid mainly to lawn with an abundance of mature plants, shrubs and trees

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.



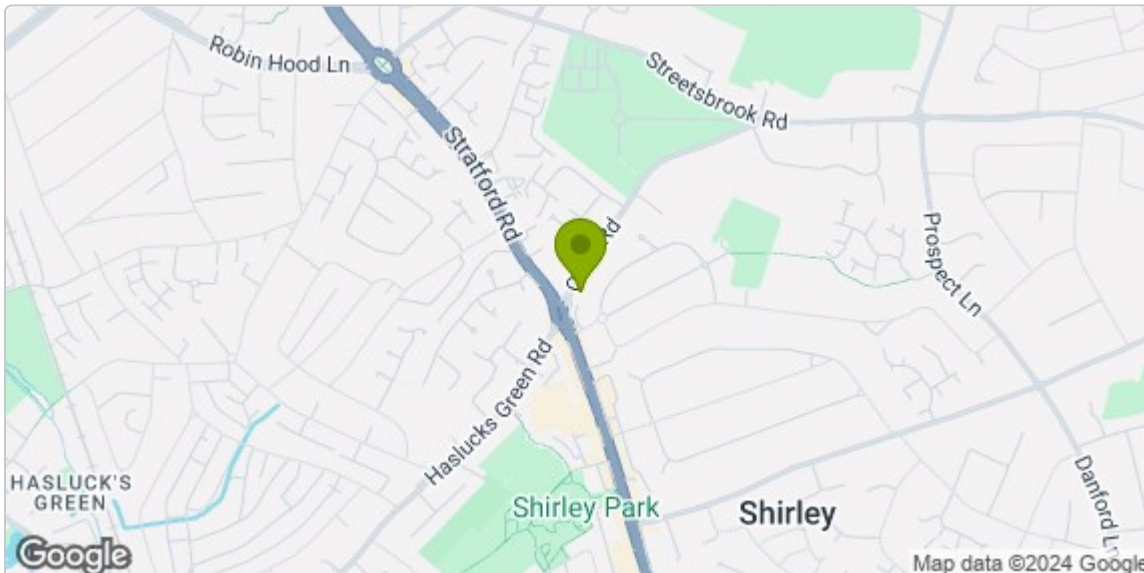
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

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.



Full Postal Address:
14 Olton Road Shirley Solihull
B90 3NE

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk