



melvyn
Danes
ESTATE AGENTS

Masons Way
Olton
Asking Price £235,000

Masons Way leads directly from the A41 Warwick Road in Olton Hollow which gives easy access to the city centre of Birmingham, via Acocks Green, or travelling in the opposite direction passing the popular Dovehouse parade of shops serving everyday needs one will come to the town centre of Solihull. Adjacent to the town centre is Solihull's main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Olton Railway Station is sited within walking distance of the property at the junction of Warwick Road and Richmond Road and regular local bus services operate along here to the city centre of Birmingham and surrounding suburbs.

This property is set back from the road behind a fore garden and pathway leading to the accommodation.



ACCOMMODATION

Entrance Hall

Living Room

14'9" x 12'0"



A good sized living room with window to the front elevation. With ceiling light and wall mounted radiator.

Kitchen/Dining Room

11'2" x 14'10" max



A fitted kitchen with a range of wall mounted and base units with worktop over. With integrated appliances including electric oven and grill with gas hob and extractor, space and plumbing for washing machine and dryer. With window and door to the rear elevation, ceiling light and wall mounted radiator.



LOCATION

Leaving the town centre of Solihull via the A41 Warwick Road proceed towards Olton, past the Dovehouse parade of shops, under the railway bridge, straight on at the two sets of traffic lights passing Olton Railway Station and turn right into Masons Way where the property will be found towards the end of the road.

TENURE We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

VIEWING

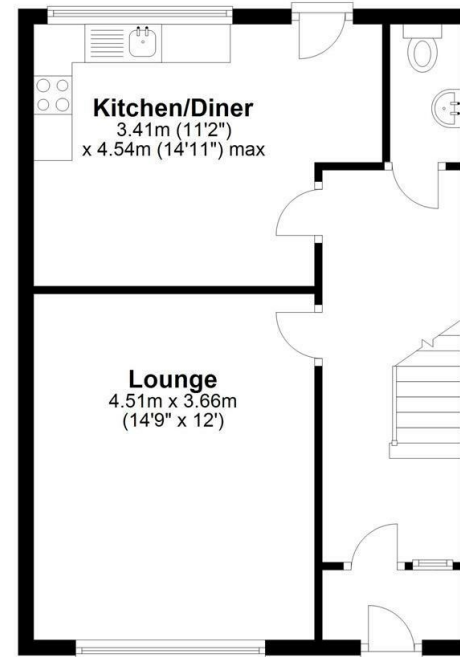
By appointment only please with the Solihull office on 0121 711 1712

FLOOR PLAN

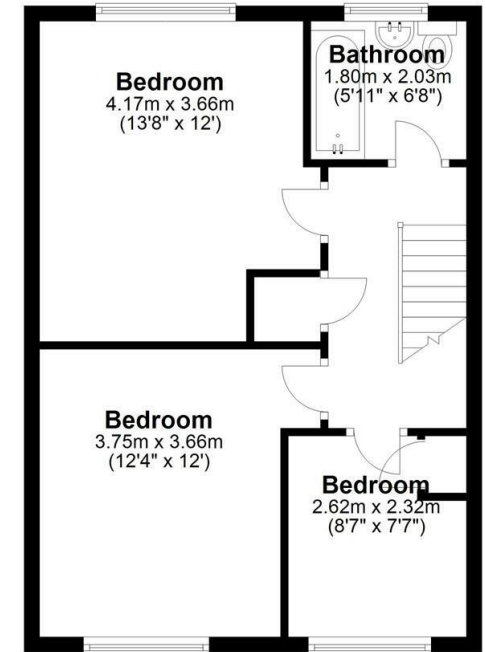
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

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.

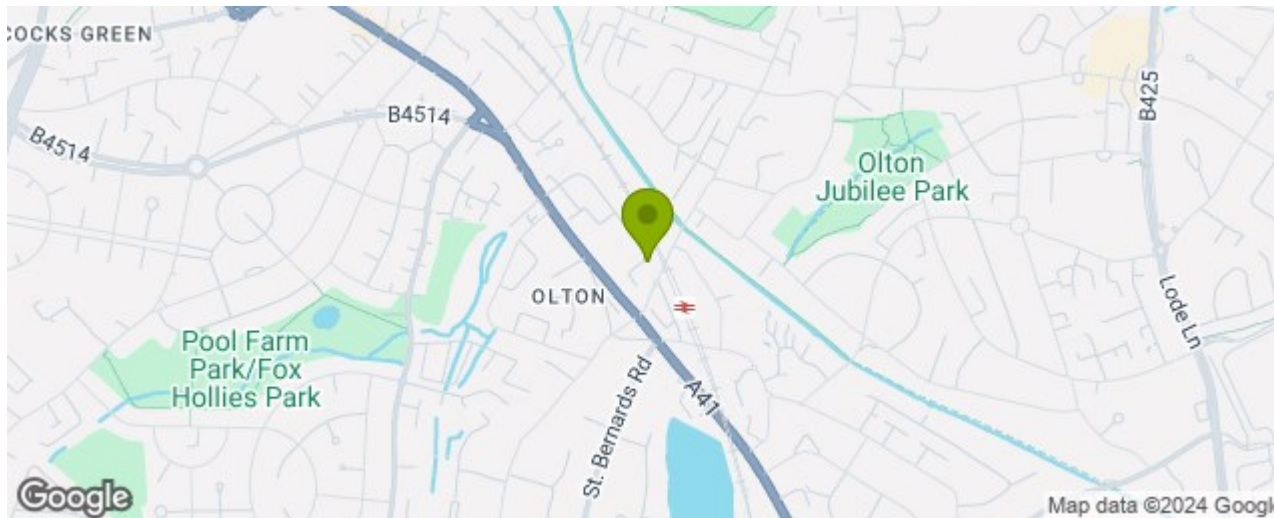
Ground Floor



First Floor



Total area: approx. 89.1 sq. metres (959.1 sq. feet)



113 Masons Way Olton Solihull B92 7JF Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	85
England & Wales		EU Directive 2002/91/EC	

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