

# Barrington Road, Olton

## Offers Around £280,000

- RECEPTION HALLWAY WITH CLOAKS
- DINING ROOM
- SIDE UTILITY AREA
- BATHROOM
- SIDE GARAGE
- ENLARGED LOUNGE
- KITCHEN
- THREE BEDROOMS
- SEPARATE WC
- LARGE REAR GARDEN



Barrington Road links between Richmond Road and Lyndon Road close to Olton Railway Station which offers services to Birmingham and beyond. Regular bus services operate along the A41 to the city centre of Birmingham via Acocks Green or in the opposite direction, passing the popular Dovhouse parade of shops, to the town centre of Solihull which offers an excellent array of shopping facilities together with its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

At the other end of Richmond Road one will join Wagon Lane which in turn joins the A45 Coventry Road where there is a good selection of shops and access to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

The property is set back from the road behind a block edged tarmac driveway which extends to an open porch with UPVC double glazed door leading to the

### RECEPTION HALLWAY

Having cloaks storage cupboard, ceiling light point, central heating radiator, staircase rising to the first floor, door to the lounge and open access to the kitchen

### LOUNGE

**19'0" into bay x 10'0" max (5.79m into bay x 3.05m max)**



Having UPVC double glazed bay window to the front, two ceiling light points, central heating radiator, fireplace and sliding doors to the

### DINING ROOM

**10'0" x 9'0" (3.05m x 2.74m)**



Having UPVC double glazed french door to the rear garden, ceiling light point and central heating radiator

### KITCHEN

**12'0" max 6'8" (3.66m max 2.03m)**



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

### UTILITY AREA

**10'10" x 5'9" (3.30m x 1.75m)**

Having UPVC double glazed door and window to the rear garden, ceiling light point, wall mounted central heating boiler, space and plumbing for washing machine and door opening to the

### SIDE GARAGE

**16'0" x 6'0" (4.88m x 1.83m)**

Having two ceiling light points and double opening doors to the front driveway

### FIRST FLOOR LANDING

Having UPVC double glazed window to the side, ceiling light point and doors off to three bedrooms, bathroom and separate WC



**BEDROOM ONE**  
15'10" into bay x 10'0" (4.83m into bay x 3.05m)



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

**BEDROOM TWO**  
13'0" x 10'0" (3.96m x 3.05m)



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

**BEDROOM THREE**  
8'6" x 6'9" (2.59m x 2.06m)

Having UPVC double glazed window to the front and ceiling light point

**BATHROOM**



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

**SEPARATE WC**

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

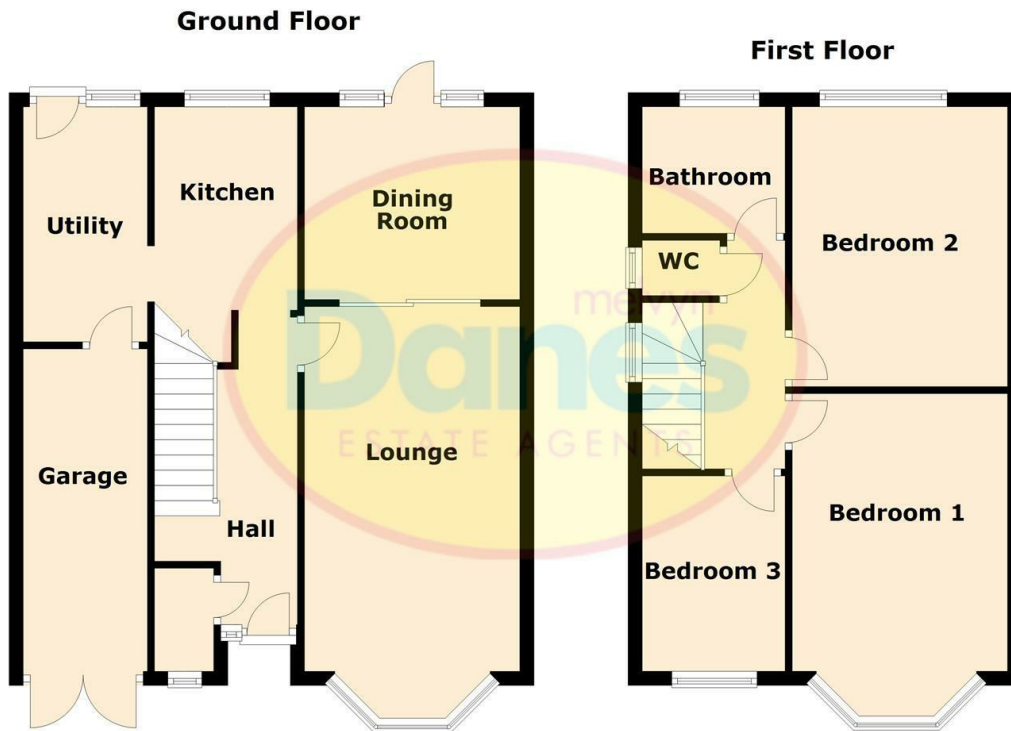
**REAR GARDEN**



Being in need of attention and having paved patio area

## 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.



**COUNCIL TAX - Band C**

### TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

### VIEWING

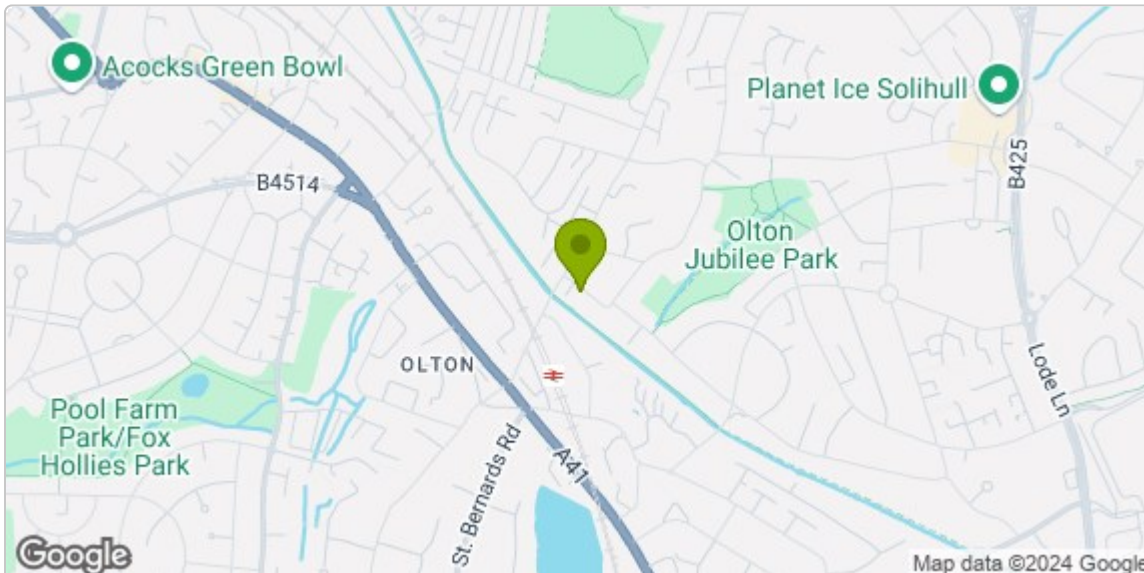
By appointment only please with the Shirley office on 0121 744 2801.

### 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.



**Full Postal Address:**  
8 Barrington Road Olton  
Solihull B92 8DP

**Council Tax Band: C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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