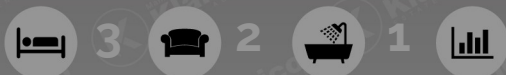


Olton Boulevard West,



£250,000

## Olton Boulevard West,

- End Terraced
- Extended Kitchen
- 3 Bedrooms
- Well Presented
- UPVC Double Glazing
- 2 Reception Rooms
- Kitchen/Diner
- Stunning Rear Garden
- Ideal Family Home
- Gas Central Heating

### Tenure: Freehold

### Council Tax Band: B

KLARICO Estate Agents are delighted to present this impressive 3 bedroom mid terraced property located within a popular part of Birmingham. Within close proximity to good schools and transport links. An ideal property for both first time buyers and buy-to-lets.

Welcome to this charming property located on Olton Boulevard West in Birmingham! This well-presented end terrace house offers a perfect blend of comfort and style. With two reception rooms and three cosy bedrooms, there is ample space for you and your family to relax and unwind.

One of the highlights of this property is the extension that provides a spacious kitchen/diner, perfect for hosting family gatherings or entertaining friends. The two reception rooms on the ground floor offer versatility in how you can utilise the space, whether it be for a cosy living room or a formal dining area.

Situated in a convenient location, this property offers easy access to local amenities, schools including Al-Furqan School and The Olive School along with transport links, making it an ideal choice for those looking for both comfort and convenience.

Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and envision the possibilities that this property has to offer!

### Directions

### Dining Room

3.40m x 3.30m (11'1" x 10'9")

Double glazed bay window to front, carpet, coving to ceiling, ceiling light, wall mounted radiator

### Lounge

4.60m x 4.30m (15'1" x 14'1")

Double glazed window to rear, carpet, chimney with fireplace, coving to ceiling, ceiling light, wall mounted radiator

### Kitchen

5.40m x 2.50m (17'8" x 8'2")

dining area, wood flooring, ceiling lights, double glazed windows to rear, plumbing for white goods, drainer sink with mixer tap, worktop, storage cupboards. Integrated appliances include gas cooker, oven and extractor

### Bedroom 1

4.00m x 3.00m (13'1" x 9'10")

Double glazed window to front, carpet, ceiling light, wall mounted radiator

### Bedroom 2

4.00m x 3.00m (13'1" x 9'10")

Double glazed window to rear, carpet, ceiling light, wall mounted radiator

### Bedroom 3

3.00m x 2.10m (9'10" x 6'10")

Double glazed window to front, carpet, ceiling light, wall mounted radiator

### Bathroom

2.10m x 1.80m (6'10" x 5'10")

Privacy double glazed window to rear, bath with shower unit, vanity wash unit with mixer tap, toilet, ceiling light

### Rear Garden

Patio, laid lawn, hedge shrubs to boundaries



Olton Boulevard West,



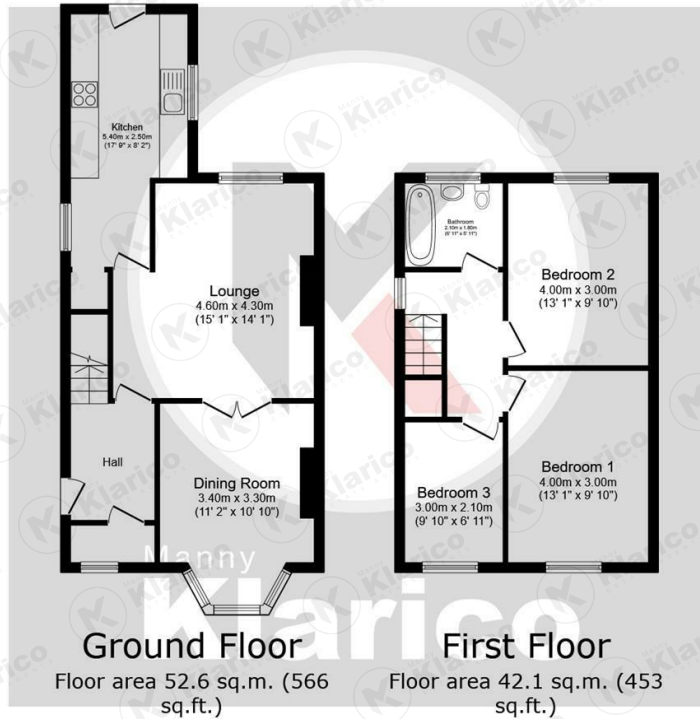
Olton Boulevard West,



Olton Boulevard West,



Manny  
**Klarico**  
ESTATE AGENTS



TOTAL: 94.7 sq.m. (1,019 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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