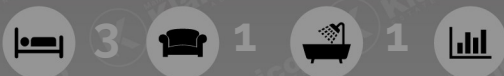


Olton Boulevard West,



£265,000



## Olton Boulevard West,

- End-Terrace
- 3 Bedrooms
- Off-Road Parking
- Double Glazing
- Great Condition
- Reception Room
- Impressive Kitchen/Diner
- Garden
- Gas Central Heating
- Ideal Family Home

**Tenure:** Freehold  
**Council Tax Band:** B

Nestled on the charming Olton Boulevard West in Birmingham, this delightful end-terrace house offers a perfect blend of modern living and classic appeal. Spanning an impressive 916 square feet, this property has been recently refurbished to a high standard, ensuring a comfortable and stylish home for its new occupants.

The house features a welcoming reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The impressive open-plan kitchen is a standout feature, designed to cater to the needs of contemporary living while maintaining a sense of space and functionality. It is perfect for family gatherings or hosting friends.

With three well-proportioned bedrooms, this home is suitable for families or those seeking extra space for guests or a home office. The recently updated bathroom complements the overall modern aesthetic of the property, providing a serene space for unwinding after a long day.

Outside, the spacious garden offers a private retreat, perfect for enjoying the outdoors, gardening, or simply soaking up the sun. Additionally, the property boasts parking for up to three vehicles, a rare find in urban settings, ensuring convenience for residents and visitors alike.

Built between 1930 and 1939, this home retains a sense of character while benefiting from contemporary enhancements. Its location on Olton Boulevard West provides easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This property is a wonderful opportunity for those looking to settle in a vibrant community with all the comforts of modern living.

### Reception

**2.22m x 3.28m (7'3" x 10'9")**

Double glazed bay window to front, wood flooring, wall mounted radiator, ceiling lights, skirting, coving to ceiling

### Kitchen/Dining Room

**5.47m x 4.33m (17'11" x 14'2")**

Double glazed windows to rear, double glazed door to garden, tile flooring, splash back tiling, ceiling spot lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, integrated dish washer, integrated microwave, integrated oven grill

### Bedroom 1

**4.61m x 2.99m (15'1" x 9'10")**

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

### Bedroom 2

**3.36m x 2.99m (11'0" x 9'10")**

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

### Bedroom 3

**2.38m x 2.28m (7'10" x 7'6")**

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

### Bathroom

**2.15m x 2.09m (7'1" x 6'10")**

Privacy double glazed window to rear, tile flooring, wall tiles, shower unit, wash basin with mixer tap, heated towel rail, extractor fan, toilet

### Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, patio area, Hedge shrubs, out building, build up pizza oven

## Directions



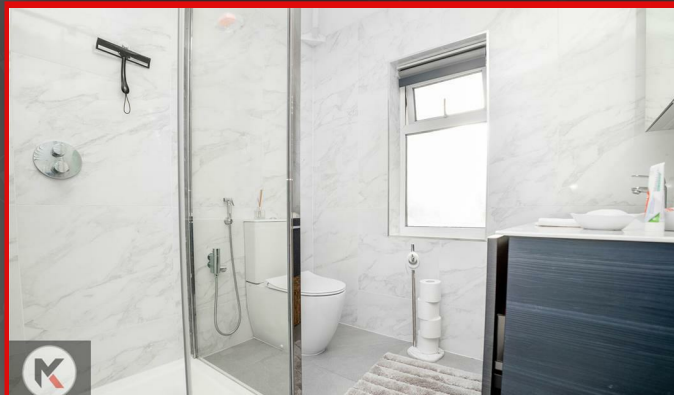


## Olton Boulevard West,





## Olton Boulevard West,





## Olton Boulevard West,





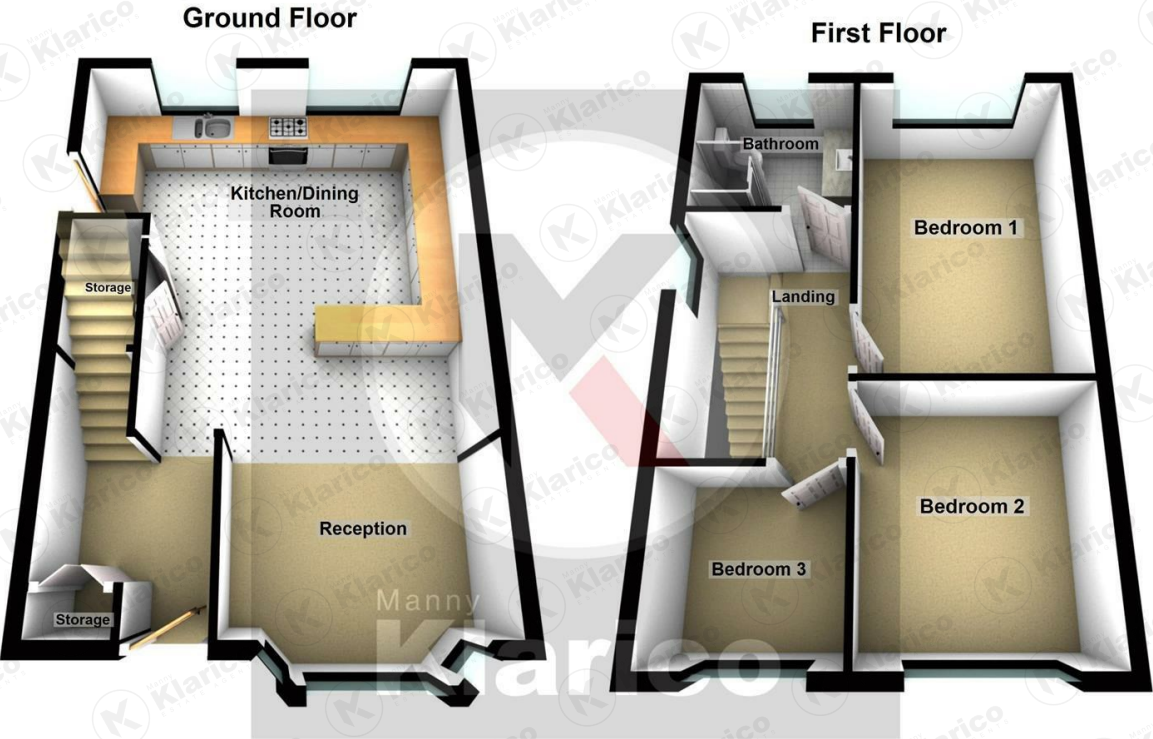
Olton Boulevard West,



Manny  
**Klarico**  
ESTATE AGENTS



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		87	(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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Total area: approx. 85.1 sq. metres (916.1 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

176 Highfield Road  
Hall Green  
Birmingham  
West Midlands  
B28 0HT

0121 777 7211

[www.mannyklarico.co.uk](http://www.mannyklarico.co.uk)

