

# Horton & Senate



60 Swanswell Road, Solihull, B92 7ET

£410,000

- WALKING DISTANCE TO OLTON STATION
- Three Bedroom Detached Property
- Sought after Location
- Utility
- Central heating system installed 12months ago
- POTENTIAL TO EXTEND (STPP)
- Off Road Parking
- Downstairs WC
- Rear Garden



# 60 Swanswell Road, Solihull B92 7ET

Situated in a highly sought-after area walking distance to Olton Train Station, this charming three-bedroom detached family home on Swanswell Road offers a perfect blend of comfort and convenience. The property is ideally located, providing easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

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Council Tax Band: D



This is a fantastic opportunity to purchase a large three bedroom detached property situated in a very convenient location for transport and schooling.

within walking distance and an array of excellent schools catering for all ages nearby.

The property comprises of three generous size bedrooms, two with built-in wardrobes, a family bathroom, a lounge, and plan kitchen diner, a useful utility room, a guest WC, And office/playroom, a private rear garden, large driveway, recently installed central heating system and storage

#### Approach

The property is approached via a driveway providing off-road parking for multiple vehicles and a path leading to the porch

#### Ground floor.

The ground floor comprises of a welcoming entrance hall with stairs leading to the first floor landing, a bright and airy lounge with a large double glazed window to the front and double doors leading to the plan kitchen diner. The open plan kitchen diner has patio doors leading to the private rear garden, space for a dining set, room for appliances, a door leading to the utility room which has plumbing for a washing machine and doors to the WC and ground floor office/playroom.

#### First floor

There are two double bedrooms with built-in wardrobes, a large single bedroom, an airing cupboard and a family bathroom which comprises of a panelled bath with shower over, a WC and a sink.

#### Rear garden

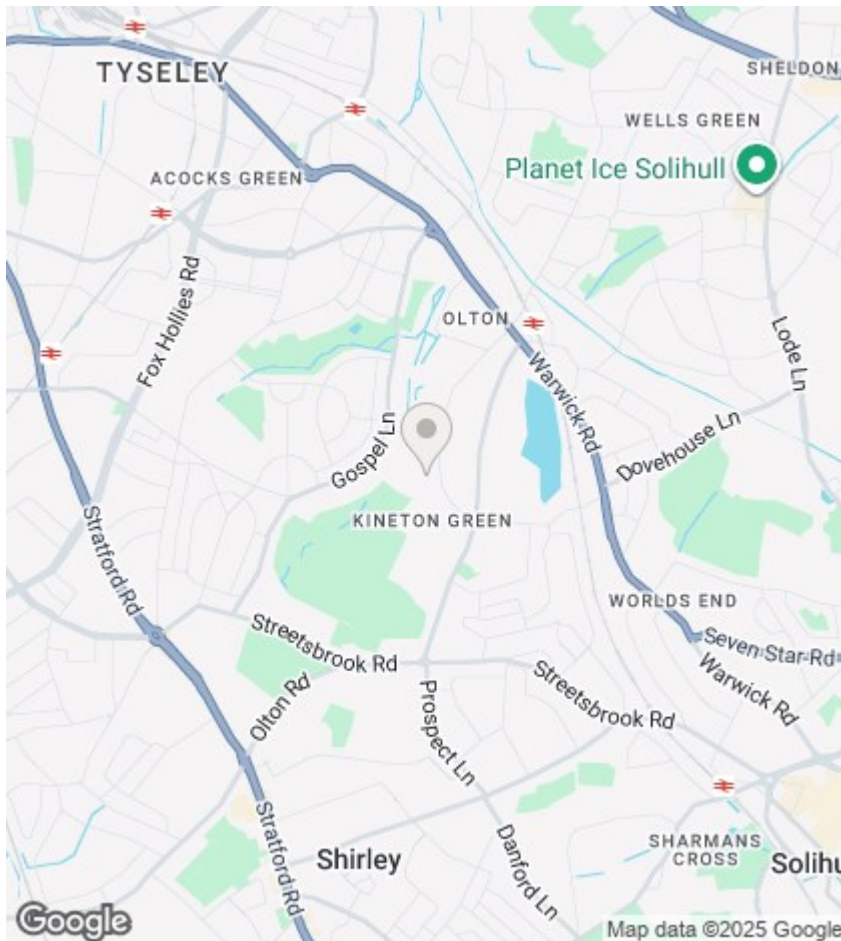
The private rear garden has a paved patio area ideal for entertaining, a large lawn which has mature shrubs and bushes to boundaries and a further patio area to the rear which the current owners describe as a 'sun trap'

The owners have loved living at this property as it provides real convenience for commuting to the City Centre for work, with Olton train station being









## Directions

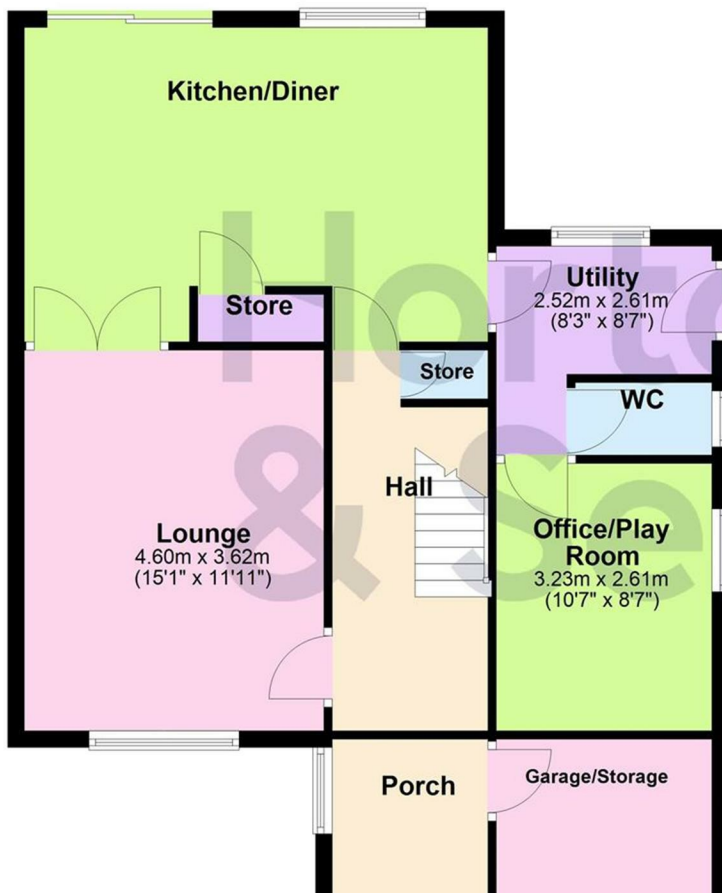
## Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

## EPC Rating:

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

Ground Floor



First Floor

