

Need a Mortgage in principle to make offers? Call us now for quick assistance!  
0121 775 0101



Do you need to sell? Start your journey now! Call us we can help.  
0121 775 0101



**SCAN FOR MORE INFO**  
**SIZE** - 1259 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull MBC - D  
**BROADBAND** - Upload Max 125 Mbps  
 Download Max 264Mbps  
**MOBILE** - EE Three O2 Vodafone  
**EPC** - D - 67  
**PARKING** - For at least 2 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

## RESERVOIR ROAD

Offers in the region of £465,000

Nestled on Reservoir Road with views onto open green space, this semi-detached house built in 1933 is a true gem waiting to be discovered. As you step inside, you are greeted by a meticulously designed interior. Attention to detail is evident throughout with Amtico flooring in the hall and kitchen adding a touch of elegance.

### FEATURES

- Beautifully Presented Property
- Lounge with Bay Window
- Stunning Kitchen/Dining/Family Room
- Fabulous Utility Area
- Two Good Sized Double Bedrooms & Third Single
- Stylish Modern Shower Room with Separate W.C.
- Private West Facing Rear Garden
- Driveway Parking
- Walking Distance to Olton Train Station
- Excellent Location

Are you an investor interested in expanding your portfolio?

Call 0121 775 0101 to provide your investment criteria for alerts.



SCAN TO VIEW OUR WEEKLY FILMS & SUBSCRIBE

### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

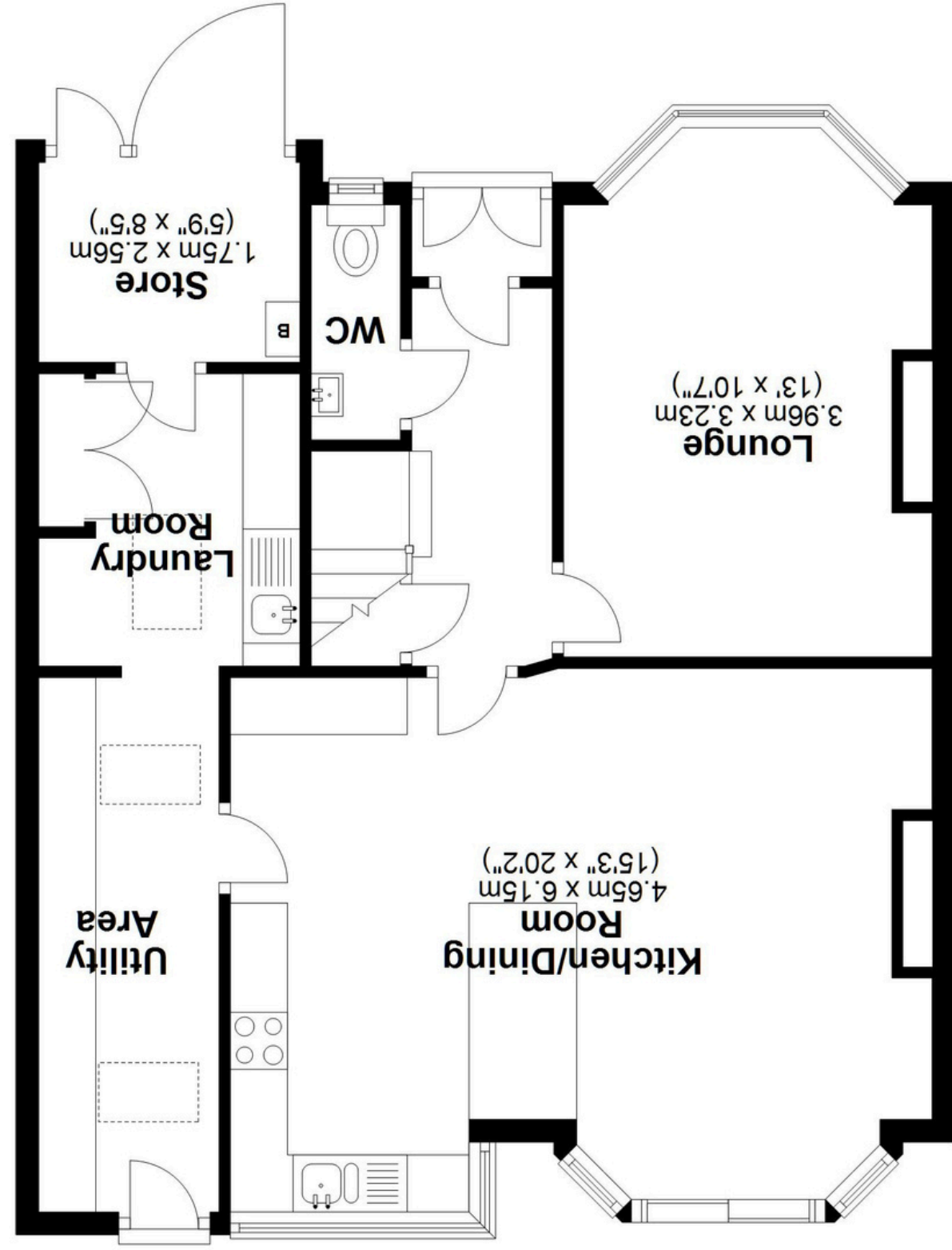
### HTSPMD

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

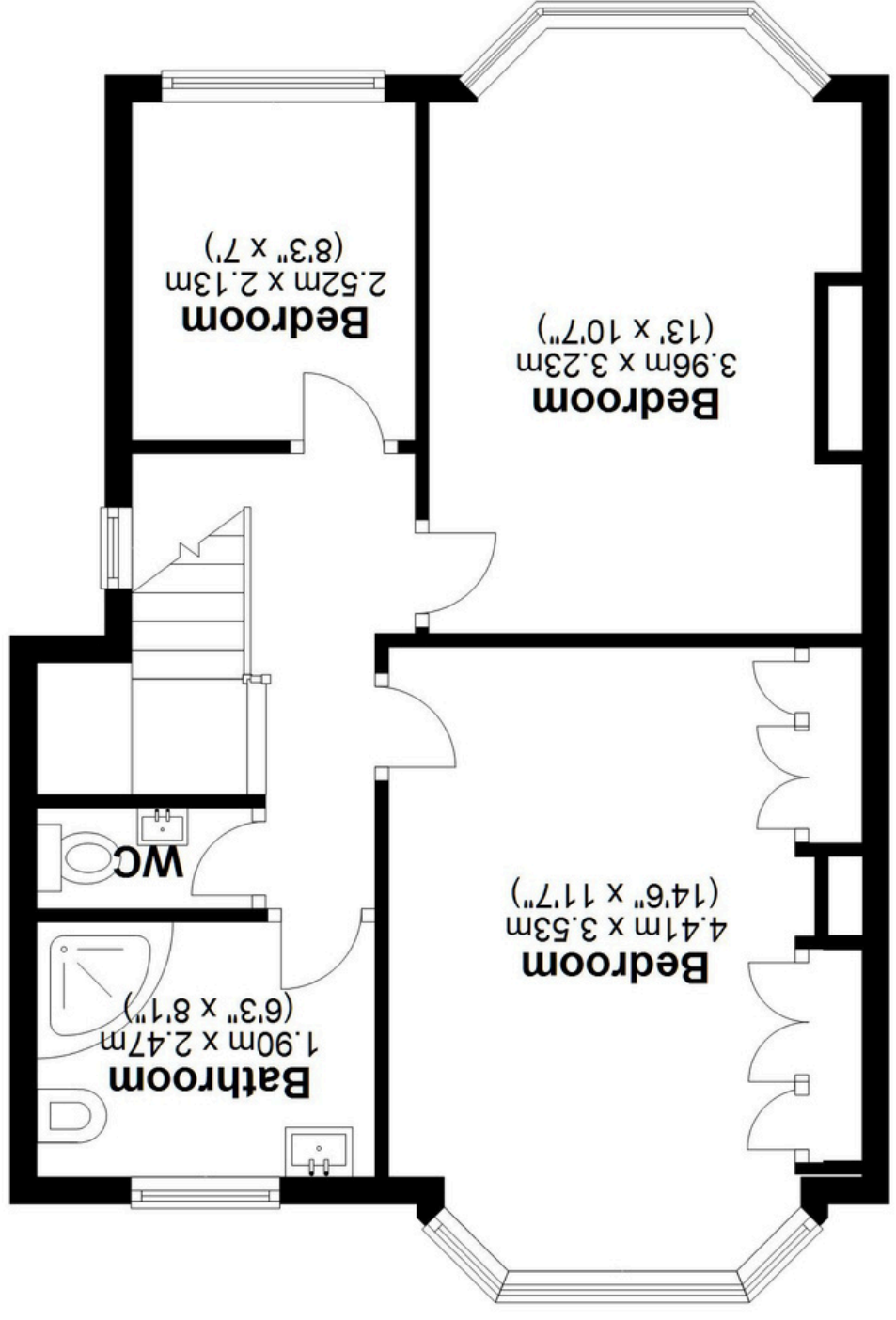
### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.

**Ground Floor**  
Approx. 68.7 sq. metres (739.9 sq. feet)



**First Floor**  
Approx. 48.3 sq. metres (520.0 sq. feet)



Total area: approx. 117.1 sq. metres (1259.9 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement. Plan produced using PlanUp.

