



# Reservoir Road, Olton

**Guide Price £425,000**

- SEMI DETACHED
- TWO RECEPTION ROOMS
- PRIVATE REAR GARDEN
- CHAIN FREE
- OVERLOOKING ATTRACTIVE GREEN
- FOUR BEDROOMS
- GARAGE
- OFF ROAD PARKING
- PARTIALLY REFERBISHED
- SOUTH FACING REAR GARDEN



Reservoir Road runs parallel with the A41 Warwick Road in Olton approximately one mile away from Olton Railway Station and two miles from Solihull town centre. Regular bus services operate along the Warwick Road into Solihull and Birmingham and Olton Railway Station offers services to Birmingham and beyond.

Close by on the A41 is Dovehouse parade of shops serving everyday needs and the nearby Solihull Bypass gives easy access to junction 5 of the M42 motorway. At junction 6 is access to the National Exhibition Centre, Resorts World and Birmingham International Airport and Railway Station.

The property has been well maintained over the years and benefits from having had a re-tiled roof laid and a full electrical rewire including new smoke alarms, some usb sockets, tv aerial points in lounge and dining room and loft aerial. It presents a two storey elevation of brickwork and benefits from UPVC sealed unit double glazing to the majority of windows.

It is set back from the road behind a deep paved driveway leading to the accommodation.

### **PORCH**

Having entrance door leading to

### **HALLWAY**

Having ceiling light point, central heating radiator, stairs rising to first floor landing and doors off to the cloakroom housing gas meter and RCBO box, lounge, kitchen and dining room.

### **DINING ROOM**

**16'2" into bay x 10'7" (4.93m into bay x 3.23m)**



Having double glazed bay window to front aspect, ceiling light point, central heating radiator and coved cornice to ceiling

### **LOUNGE**

**14'9" x 11'7" (4.50m x 3.53m)**



Having double glazed French doors to rear garden, ceiling light point, central heating radiator and coved cornice to ceiling

### **KITCHEN**

**11'11" x 7'11" (3.63m x 2.41m)**



Having double glazed window to rear aspect, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer, space for cooker, space for under counter fridge, ceiling light point, central heating radiator and doors to the pantry and rear porch. Also housing the recently serviced Worcester Bosch combi boiler (new in 2015)

### **REAR PORCH**

Having doors leading to storage cupboard and to the rear garden

### **FIRST FLOOR LANDING**

Having ceiling light point, loft access and doors off to the bedrooms, shower room and separate wc



**BEDROOM ONE**  
15'2" into bay x 11'8" (4.62m into bay x 3.56m)



Having double glazed bay window to rear elevation, ceiling light point, central heating radiator and coved cornice to ceiling

**BEDROOM TWO**  
16'7" into bay x 10'7" (5.05m into bay x 3.23m)



Having double glazed bay window to front elevation, ceiling light point, central heating radiator, built in wardrobe, coved cornice to ceiling and picture rail

**BEDROOM THREE**  
13'4" x 5'7" (4.06m x 1.70m)



Having double glazed window to front elevation, single glazed window to side elevation and ceiling light point

**BEDROOM FOUR**  
8'10" x 9'2" (2.69m x 2.79m)



Having double glazed window to front elevation, ceiling light point and central heating radiator

**SHOWER ROOM**

A large shower room with the potential to add a bath. Having double glazed window to rear elevation, walk in shower with raindrop head and separate hand held attachment, pedestal wash hand basin, ceiling light point and central heating radiator with shaver point/light above basin.

**SEPARATE WC**

Having double glazed window to rear elevation, low level wc with new concealed cistern and ceiling light point.

**GARAGE**  
14'1" x 7'10" (4.29m x 2.39m)

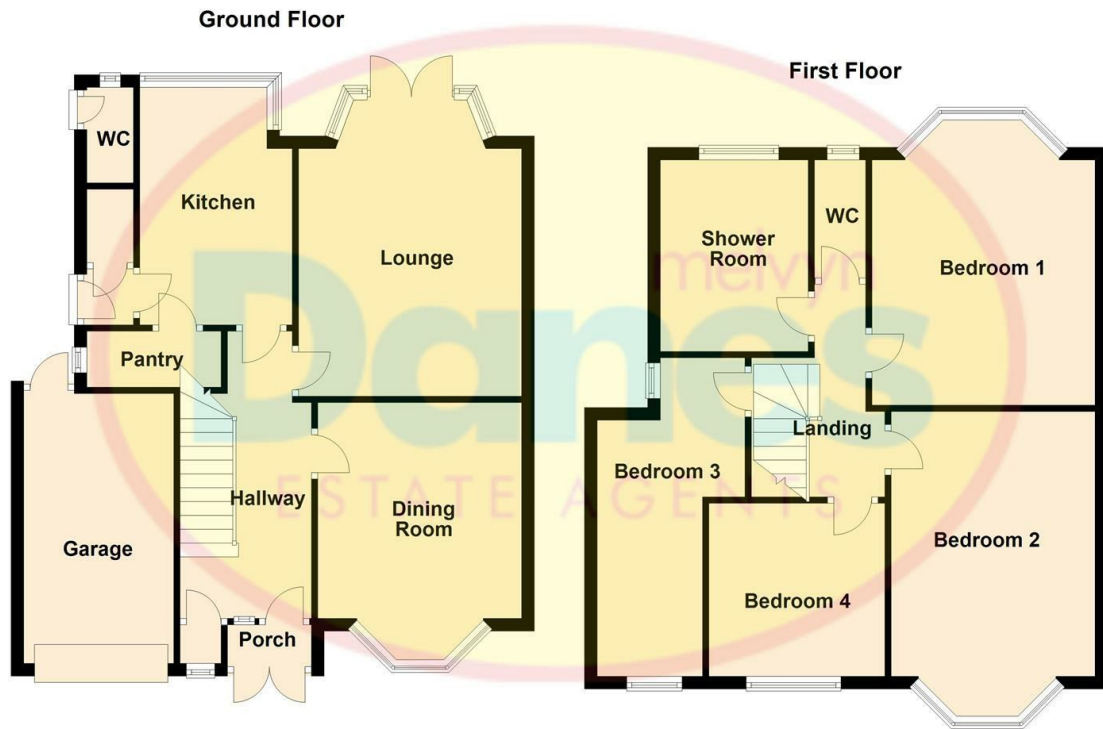
Having up and over door to the driveway, door to rear garden, and wall light point, with EV-ready terminal for charge point and smoke alarm.

**REAR GARDEN**

Having paved patio with the rest laid mainly to lawn with well stocked/ maintained borders and greenhouse.

## 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.



### LOCATION

Leaving the town centre of Solihull via the A41 Warwick Road proceed towards Olton, past the Dovehouse parade of shops, turn right into Westbourne Road and at the end turn left into Reservoir Road where the property will be found on the left hand side.

**TENURE** We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

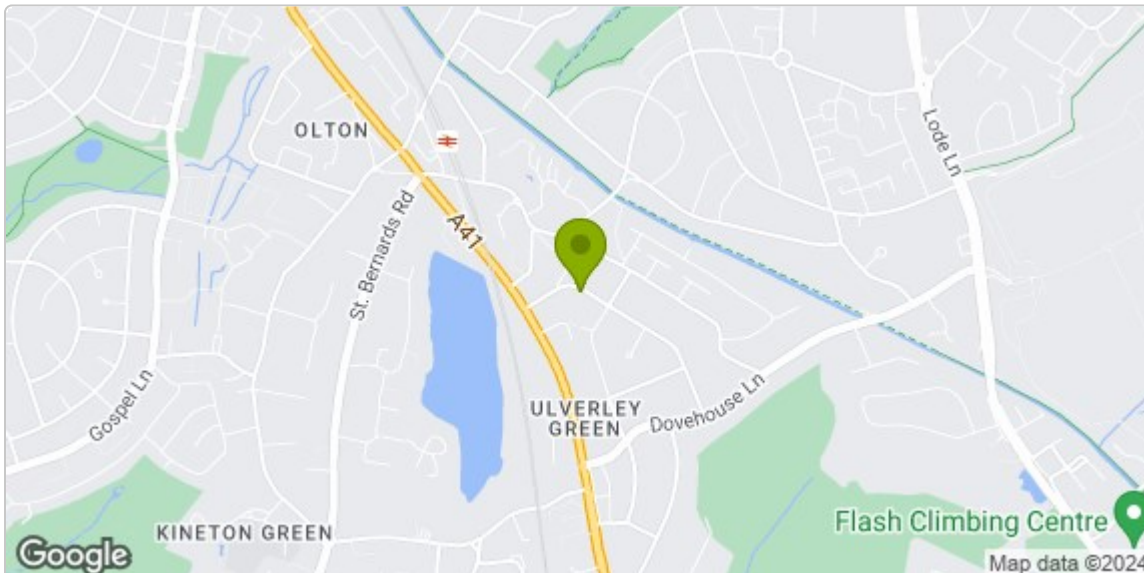
### VIEWING

By appointment only please with the Solihull office on 0121 711 1712

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**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.



**Full Postal Address:**  
26 Reservoir Road Olton  
Solihull B92 8BB

**Council Tax Band:** E

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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