



Olton Bridge, Warwick Road

Offers Over £160,000

- FIRST FLOOR
- OPEN PLAN LIVING
- TWO ALLOCATED SECURE PARKING SPACES
- LOW SERVICE CHARGE
- ONE BEDROOM
- SHARE OF FREEHOLD
- INTERCOM ACCESS
- TASTEFULLY FINISHED

A Smart And Well Presented One Bedroomed First Floor Apartment Just A Short Walk From Olton Train Station. With Quality Fixtures And Fittings Throughout, High Ceilings, An Airy Feel And With A Stylish Finish.

This beautiful apartment is located just off the Warwick Road which is one of the main arterial roads providing access into the town centre of Solihull which has a thriving business community and its own main line London to Birmingham railway station.

The A41 Warwick Road also provides access to junction 5 M42 motorway via Solihull bypass. The M42 forms the hub of the motorway network in the West Midlands and a junction 6 where you will find access to Birmingham international Airport and Train Station.

The property is accessed via a secure gated entrance off Ulverley Crescent and has two allocated parking spaces.

COMMUNAL LOBBY

A secure intercom access into bright and airy communal lobby with stairs to first floor allowing access to our front door opening into open plan living room. With access to drop down ladder to allow for loft storage.

LIVING/DINING ROOM 11'0" x 15'1" (3.36 x 4.62)



A well proportioned room with open plan living displayed at its finest. With ample space for dining table and chairs, sofa and some occasional furniture. With double aspect window to rear elevation hard wood flooring throughout, led spot lighting and wall mounted radiator. The room is open plan with the kitchen described below.



KITCHEN AREA 15'1" x 11'0" (4.62 x 3.36)



Positioned at the far end of the open plan living space. A fully fitted kitchen with a range of wall mounted and base units with worktop over. With a range of integrated appliances including, Bosch electric oven and hob, electric extractor, AEG washer dryer, Lamona dishwasher, Bosch fridge freezer, Lamona microwave oven. With a 1 bowl sink and drainer with mixer tap.

BEDROOM
12'8" x 9'1" (3.88 x 2.78)



A lovely double room with designer fitted wardrobe with integrated draws and shelving with pull down hanging rails. With double aspect window to side and front elevation, led spot lighting and wall mounted radiator.

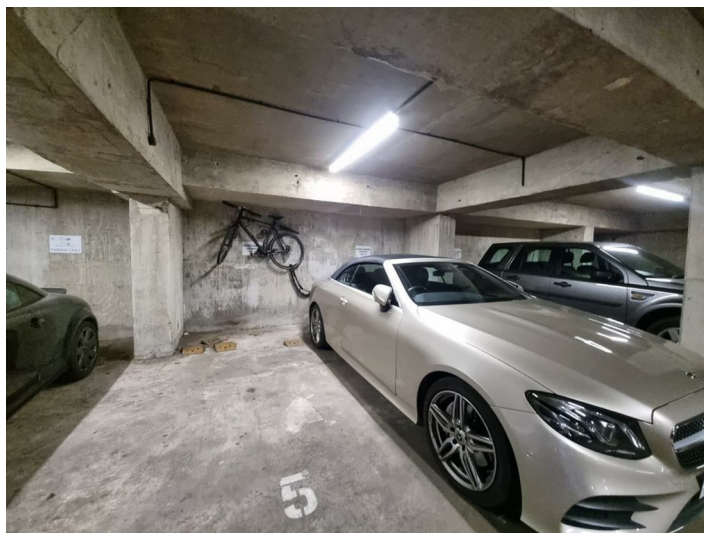


BATHROOM
7'6" x 5'5" (2.29 x 1.67)



A fitted bathroom with wash basin, toilet, bath with thermostatic shower and screen. With spot lighting, wall mounted heated towel rail and window to side elevation.

PARKING



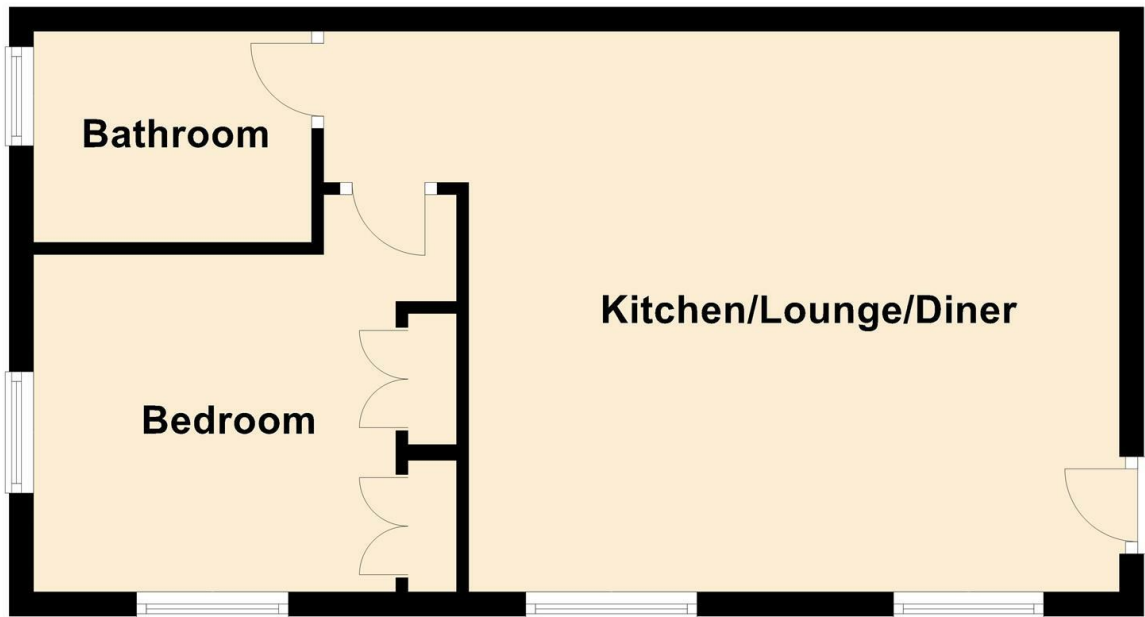
With gated secure intercom access leading to one allocated above ground parking space and one below ground parking space.



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.

Ground Floor

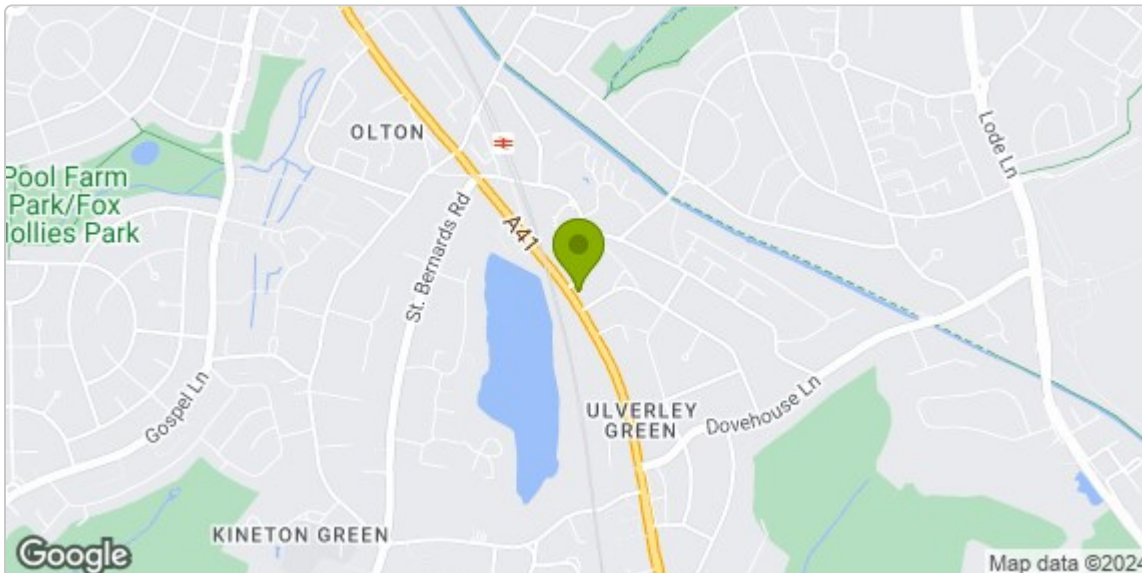


TENURE: We are advised that the property is leasehold but share of the freehold is owned.

VIEWING: By appointment only with the office on the number below.
0121 711 1712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
245 Olton Bridge Warwick
Road Solihull B92 7AH

Council Tax Band: B

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

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