



smarthomes

Olton Bridge, Warwick Road

Olton, Solihull, B92 7AH

- A Beautifully Presented First Floor Apartment
- One Bedroom with Fitted Wardrobes
- Open Plan Lounge/Kitchen
- Two Allocated Secure Parking Spaces
- No Upward Chain

Offers in Region of £155,000

EPC Rating - 60

Current Council Tax Band - B





Property Description

Conveniently situated with easy access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. Olton Railway Station is situated at the end of St Bernards Road from where the commuter service provides access to Birmingham City Centre and in the opposite direction to London Marylebone via Solihull Railway Station. There is a wide selection of shops along the A41 Warwick Road including the popular Dovehouse Parade with amenities such as Wedges Bakery, Pharmacy, Post Office and various Takeaways. An excellent choice of shops can also be found in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store.



The property is accessed via a secure intercom leading into a communal area servicing four apartments and having stairs leading to the first floor

First Floor Landing

With two double glazed windows to front elevation, access to boarded loft space and door leading into open plan kitchen/lounge.



Open Plan Kitchen/Lounge

11' 4" x 15' 6" (3.45m x 4.72m)

Lounge Area

With two double glazed windows to the front, wall mounted storage heater, engineered oak flooring, coving to ceiling, wall mounted electrical trip switch fuse board, inset ceiling lights, hard-wiring for wall mounted television and opening to



Fully Integrated Kitchen

Being fitted with a range of wall mounted and base units with complementary work surfaces over, sink and drainer unit with mixer tap, integrated Bosch oven and ceramic hob set below combination light and extractor, contemporary Perspex splash back, integrated microwave oven 70/30 fridge freezer, integrated slimline dishwasher, integrated washer dryer, inset LED ceiling lights, coving to ceiling and door leading off to



Double Aspect Bedroom One

11' 9" (into wardrobe) x 10' 10" (3.58m x 3.3m) With double glazed window to front and side elevations, wall mounted storage heater, contemporary fitted wardrobes and ceiling light point

Bathroom

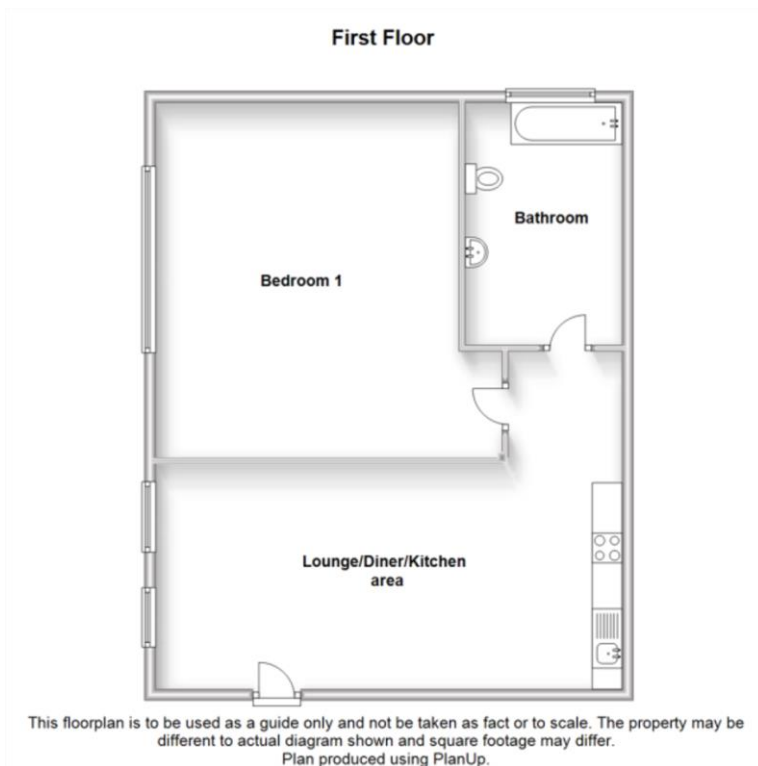
8' 0" x 5' 5" (2.44m x 1.65m) Being fitted with a three piece Porcelanosa white suite comprising; tiled panelled bath with thermostatic shower over with Monsoon overhead soaker, hand fitment and glazed screen, low flush WC and contemporary floating wash hand basin, tiling walls and floors, obscure double glazed window to side, inset ceiling down lights, integrated Manrose ceiling extractor

Gated Allocated parking

The apartment benefits from one underground parking space and one surface parking space.

Tenure

We are advised by the vendor that the property is leasehold with approx. 145 years remaining on the lease, a service charge of approx. £1,800 per annum (including buildings insurance) but are awaiting confirmation from the vendor's solicitor. Each of the four owners of the block have a quarter share in the freehold as directors and shareholders. The current vendors share will be transferred to the new owner. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - B



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	60 D
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.