



smarthomes

Richmond Road

Olton, Solihull, B92 7RY

- A Very Well Presented & Recently Refurbished Semi Detached
- Three Bedrooms
- Re-Fitted Open Plan Kitchen Breakfast Room
- No Upward Chain

£350,000

EPC Rating - 62

Current Council Tax Band – D





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 and an excellent choice of shops can be found in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store.

The property is set back from the road behind a large block paved driveway providing ample off road parking extending to double glazed door leading into

Spacious Entrance Hallway

With polished Porcelain marble effect tiling to floor, ceiling light point, central heating radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and door leading off to



Lounge to Front

11' 0" x 13' 10" (3.35m x 4.22m) With double glazed bay window to front elevation, central heating radiator, ceiling light point, polished Porcelain marble effect tiling to floor, contemporary illuminated electric fire and media wall with shelving



Open Plan Kitchen Breakfast Room to Rear

14' 5" x 9' 9" (4.39m x 2.97m) Being fitted with a range of Shaker style base units and matching wall units with complementary work surfaces over, integrated appliances including microwave oven and four ring gas hob set below combination light and extractor, space for American fridge freezer, central island unit with inset Corian single stainless steel sink and drainer unit with mixer tap, breakfast bar area, ceiling light point and additional inset down-lighters, contemporary wall mounted central heating radiator, wall mounted central heating boiler, spot lights to ceiling, polished Porcelain marble effect tiling to floor, double glazed window to the rear, double glazed French doors leading out to rear garden, obscure double glazed door to the side and double opening doors to

Utility Area

With plumbing for washing machine.



Accommodation On The First Floor

Landing

With ceiling light point, stripped timber effect flooring, central heating radiator, obscure double glazed window to side, loft hatch and doors leading off to

Bedroom One to Front

14' 1" x 11' 4" (4.29m x 3.45m) With double glazed bay window to front elevation, hard-wiring for wall mounted television, stripped timber effect flooring, central heating radiator and ceiling light point

Bedroom Two to Rear

13' 7" x 12' 6" (4.14m x 3.81m) With double glazed window to rear elevation, stripped timber effect flooring, hard-wiring for wall mounted television, central heating radiator and ceiling light point



Bedroom Three to Front

8' 8" x 8' 1" (2.64m x 2.46m) With double glazed window to front elevation, central heating radiator and ceiling light point



Re-Fitted Family Shower Room

Being re-fitted with a large shower enclosure having thermostatic shower and overhead Monsoon soaker over, floating vanity wash hand basin with waterfall mixer tap, polished Porcelain marble effect tiling to walls and floors, inset ceiling spot lights and obscure double glazed window to rear

Separate WC

With polished Porcelain marble effect tiling to walls and floor, low flush WC and obscure double glazed window to rear

Rear Garden

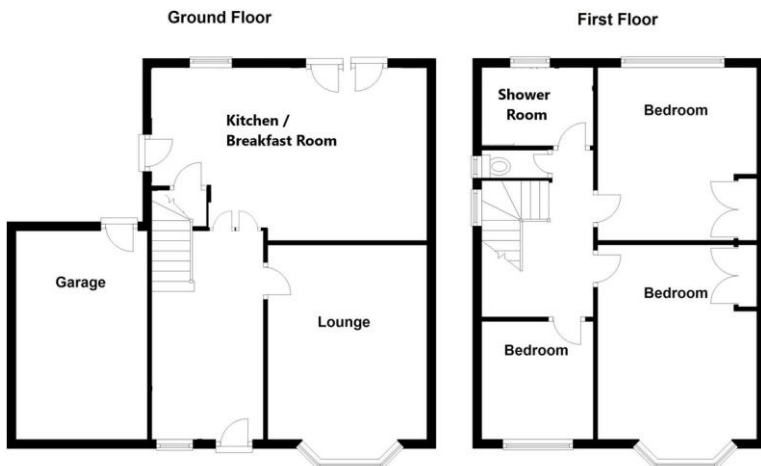
Being mainly laid to lawn with retaining panel fencing, paved patio area and courtesy door through to

Garage

With up-and-over door.

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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