



smarthomes

Mereside Way

Solihull

- A Two Bedroom Semi Detached Bungalow
- Fitted Kitchen
- Conservatory
- Delightful Southerly Facing Rear Garden
- Sought After Location Close To Olton Mere
- NO UPWARD CHAIN

£365,000

Current EPC Rating 70 (C)
Current Council Tax Band D





Property Description

A two bedroom semi detached bungalow offered for sale with no upward chain and situated in a sought after location near to Olton Mere and briefly affording lounge, fitted kitchen, conservatory, four piece bathroom, southerly facing rear garden, garage and off-road parking

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.



Rooms & Measurements

Entrance Hall

Lounge to Rear - 4.9m x 3.38m (16'1" x 11'1")

Conservatory - 3.43m x 2.21m (11'3" x 7'3")

Breakfast Kitchen to Front - 2.57m x 2.92m (8'5" x 9'7")

Bedroom One to Front - 3.38m x 4.29m (11'1" x 14'1" (max into wardrobes)

Bedroom Two to Rear - 2.95m x 2.9m (9'8" x 9'6")

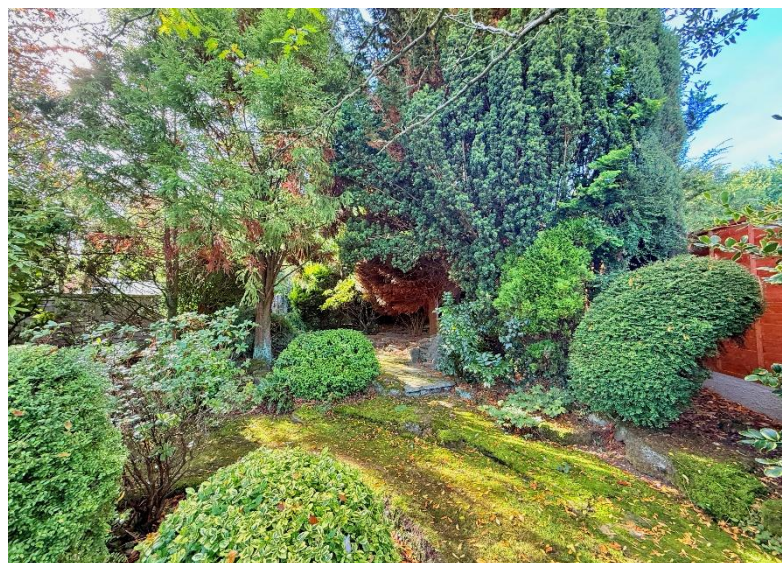
Four Piece Family Bathroom to Side - 1.96m x 1.85m (6'5" (max) x 6'1" (max)

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



Ground Floor
Approx. 74.2 sq. metres (799.0 sq. feet)



Total area: approx. 74.2 sq. metres (799.0 sq. feet)

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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.