



Barn Lane, Olton

Guide Price £175,000





PROPERTY OVERVIEW

Presenting this inviting two-bedroom ground floor maisonette in a prime location, boasting a desirable lack of upward chain. This property caters to various buyer profiles, accommodating first-time buyers, downsizers, and investors alike. Enjoy the convenience of its proximity to local amenities, with a notable feature being the expansive lawn fore-garden that precedes the entrance.

Step inside to discover an open plan living/dining area, suffused with natural light, complimented by a generously sized fitted kitchen. Two ample bedrooms await, along with a well-appointed family bathroom.

Outside, a south-facing private rear garden ensures a tranquil retreat, while a separate garage block provides added convenience. Experience the ease of living in this well-positioned residence, suited for those seeking a comfortable and practical living space.



- Two Bedroom Ground Floor Maisonette
- NO UPWARD CHAIN
- Ideal For First-Time Buyers, Downsizers Or Investors
- Short Distance From All Local Amenities
- Spacious Open Plan Living / Dining Room
- Fitted Kitchen
- Two Generously Sized Bedrooms
- Abundance Of Natural Light Throughout



PROPERTY LOCATION

Residents of Olton have access to a wide array of amenities, including shops, boutiques, restaurants, and cafes. The suburb is also home to two golf clubs, Robin Hood and Olton, along with West Warwickshire Sports Club that offers tennis, football, hockey facilities, and even a BMX pump track at Olton Park. With excellent connections to major roadways such as the A41 and M42, as well as regular train services from Olton railway station to Birmingham Moor Street and London Marylebone, life in this well-connected suburb couldn't be more convenient.

Council Tax band: B

Tenure: Leasehold

PORCH

HALLWAY

LIVING/DINING ROOM

15' 11" x 9' 11" (4.86m x 3.01m)

KITCHEN

9' 11" x 9' 8" (3.03m x 2.94m)

BEDROOM ONE

14' 2" x 9' 11" (4.33m x 3.02m)

BEDROOM TWO

10' 11" x 6' 7" (3.33m x 2.01m)

BATHROOM

6' 8" x 5' 9" (2.04m x 1.74m)

TOTAL SQUARE FOOTAGE

58.0 sq.m (624 sq.ft) approx.

OUTSIDE THE PROPERTY

REAR GARDEN

GARAGE IN SEPARATE BLOCK

**ITEMS INCLUDED IN THE SALE**

Free standing cooker, all carpets, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers. Years remaining on the lease - 986 (2025). Service charge - nil. Ground rent - nil.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

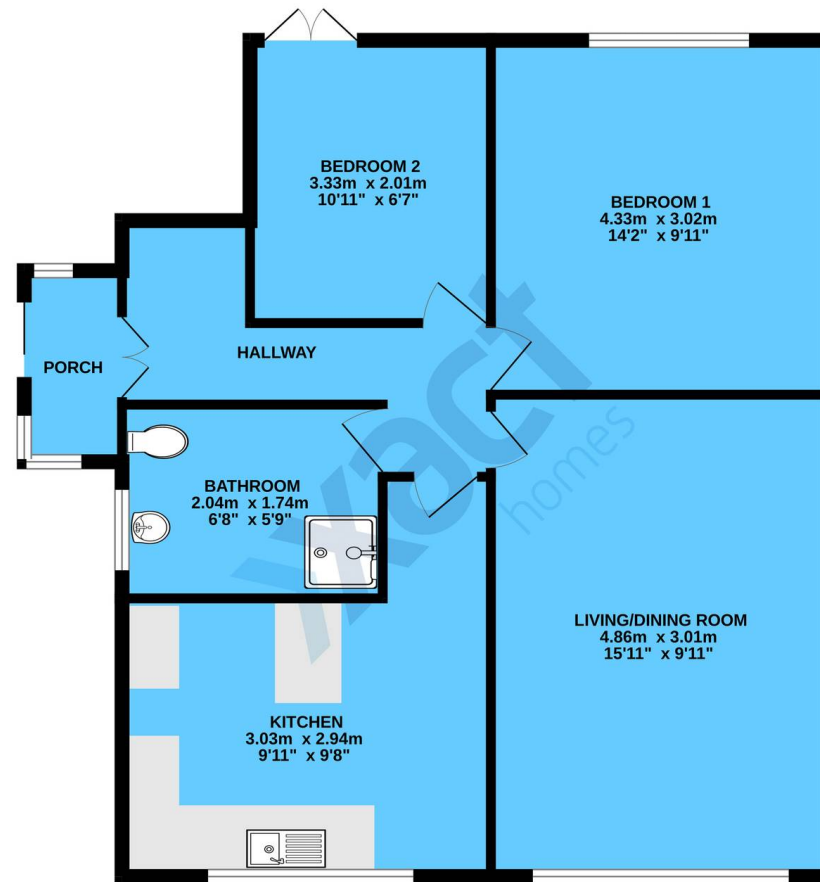
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



TOTAL FLOOR AREA: 58.0 sq.m. (624 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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