



182 LINCOLN ROAD NORTH, OLTON, SOLIHULL, WEST MIDLANDS, B27 6RP

OFFERS OVER £250,000

EPC: D Council Tax Band: B



## Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- TWO BEDROOM SEMI DETACHED
- IMMACULATE
- IDEAL FOR FIRST TIME BUYERS
- TWO RECEPTION ROOMS
- KITCHEN
- BATHROOM
- CLOSE TO LOCAL AMENITIES
- GOOD TRANSPORT LINKS

An extremely well presented two bedroom semi-detached property, close to local amenities and transport links. Ideal for first time buyers and investors. Benefiting from gas central heating and double glazing. The accommodation briefly comprises of a porch, hallway, lounge, dining room, kitchen, two double bedrooms, bathroom and front and rear gardens.

**APPROACH** Approach via paved driveway for two cars. EV charger.

**HALLWAY** Spacious hallway with a radiator and door to the rear garden.

**LOUNGE** 12' 3" x 12' 5" (3.738m x 3.802m)

A warm and inviting room with double glazed bay window to the front elevation.



**DINING ROOM** 13' 7" x 9' 5" (4.159m x 2.882m)

A spacious room with laminate flooring, bay window to the rear elevation and a large storage cupboard.

**KITCHEN** 11' 10" x 6' 4" (3.610m x 1.949m)

A modern fitted kitchen with wall and floor cupboards. Double glazed window to rear elevation. Space for washing machine and integrated electric oven, gas hob, fridge, freezer and extractor hood.



**LANDING** With loft hatch.

**MASTER BEDROOM** 12' 2" x 10' 3" (3.732m x 3.141m)

A beautifully presented master bedroom with a double glazed window to the front elevation and recess for storage.

**BEDROOM TWO** 12' 3" x 8' 7" (3.735m x 2.625m)

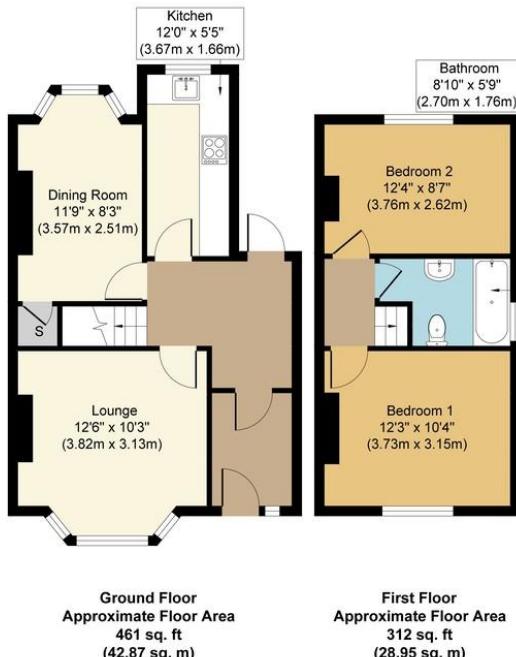
Double glazed window to the rear elevation and recess for storage.

**BATHROOM** Bath with shower above, low level WC, modern sink and shaver point. Double glazed window to side elevation.

**REAR GARDEN** A well presented rear garden with lawn, patio and barbecue areas.

*Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*

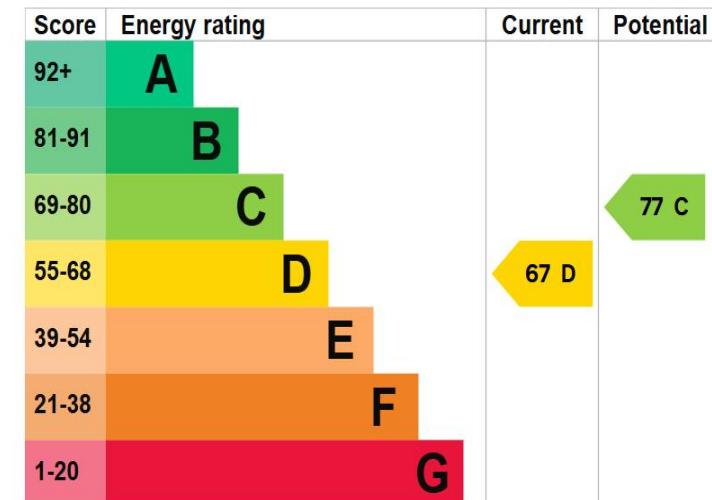




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.

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