







Langley Hall Road, Solihull

Tenure: Leasehold

- Beautifully renovated two-bedroom first-floor apartment
- Refurbished throughout to a high standard
- Newly refurbished modern bathroom Separate renovated WC
- Approximately 721 sq. ft.
- Convenient access to Olton railway station
- Highly desirable Olton location
- Brand-new contemporary fitted kitchen
- Spacious living room Two well-proportioned bedrooms
- Excellent local schools and amenities
- Ideal for first-time buyers, downsizers and investors

Guide Price £200,000

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Solihull

DESCRIPTION

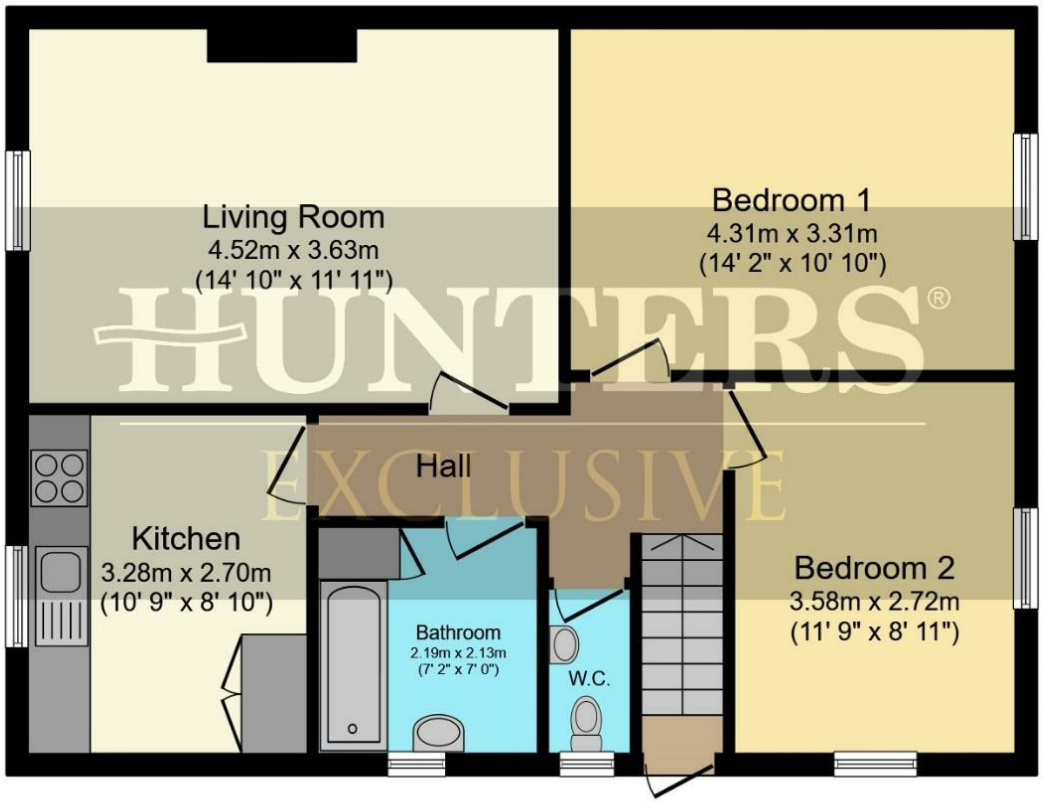
Two-Bedroom First-Floor Maisonette – Olton, Solihull
Situated in the highly sought-after residential location of Olton, Solihull, this beautifully renovated two-bedroom first-floor maisonette offers stylish, contemporary living throughout. Having recently undergone an extensive refurbishment to a high standard, the property is ideal for first-time buyers, downsizers and investors alike.
Upon entering, a welcoming entrance hall provides access to the accommodation. The spacious living room offers an elegant yet comfortable setting, with generous proportions providing ample space for relaxing and entertaining.
The newly fitted kitchen has been finished to an impressive standard, featuring contemporary wall and base units, stylish work surfaces and excellent storage, creating a practical yet sophisticated space.
The property benefits from two well-proportioned bedrooms, including a generous principal bedroom and a versatile second bedroom, ideal for guests or use as a home office.
Completing the accommodation is a beautifully refurbished bathroom, featuring modern fittings and a contemporary finish, alongside a separate newly renovated WC for added convenience.
Extending to approximately 721 sq. ft., this impressive maisonette offers generous accommodation finished to an excellent standard throughout.
Ideally positioned in Olton, the property enjoys convenient access to local shops, cafés and amenities, with Olton railway station providing excellent connections to Birmingham and Solihull. Solihull town centre and Touchwood Shopping Centre are also within easy reach.
The area is well served by local schools, including Olton Primary School, St Margaret's Church of England Primary School, Langley School and Lode Heath School.
Offering a superb combination of contemporary living, generous accommodation and a desirable location, early viewing is highly recommended.











Total floor area 66.9 sq.m. (721 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 0121 709 0111 Email:
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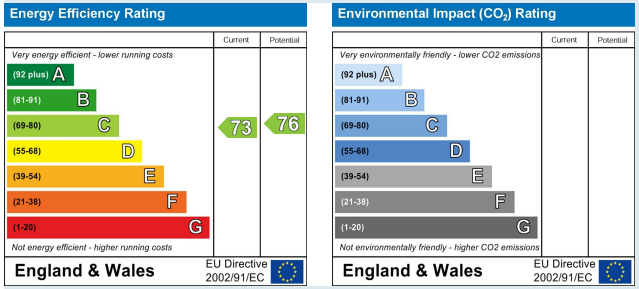
The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

Council Tax: B

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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