



## Olton Boulevard East

Acocks Green, Birmingham

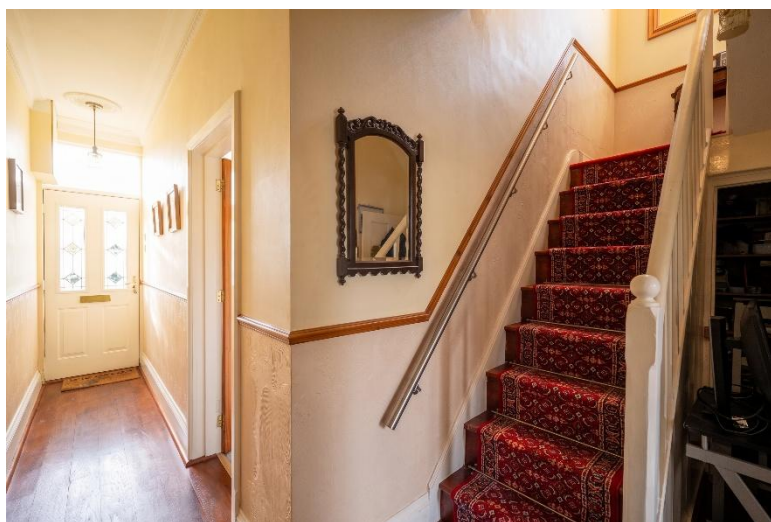
- A Charming Four Double Bedroom Mid Terrace Property
- Two Reception Rooms
- Fitted Kitchen
- Downstairs Bathroom
- Two First Floor Double Bedrooms & Shower Room
- Two Second Floor Double Bedrooms
- NO OFF ROAD PARKING - On Road Parking Only

**£325,000**

Current EPC Rating - D

Current Council Tax Band - B





## Property Description

A charming four double bedroom mid-terrace property benefiting from two reception rooms, kitchen, downstairs bathroom, two double bedrooms and shower room to the first floor, two further double bedrooms to second floor and a private good size rear garden. Please note that this property does not offer the potential for off road parking and is on road parking only.

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Nigel Hodges  
Current council tax band – B



## Rooms & Measurements

### Entrance Hall

Reception Room One to Front - 4.4m (into bay) x 3.2m (14'5" x 10'5")

Reception Room Two - 4.7m (into bay) x 4.4m (15'5" x 14'5")

Fitted Kitchen to Side - 4.6m x 2.1m (15'1" x 6'10")

### Inner Lobby

Ground Floor Bathroom to Side - 2.6m x 1.9m (8'6" x 6'2")

### Accommodation On The First Floor

Bedroom One to Front - 4.4m x 3.7m (14'5" x 12'1")

Bedroom Two to Rear - 3.7m x 2.9m (12'1" x 9'6")

Shower Room - 2.2m x 1.4m (7'2" x 4'7")

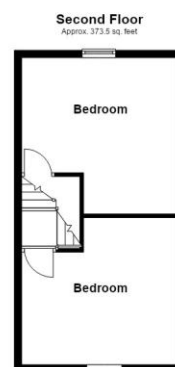
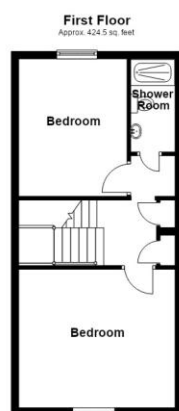
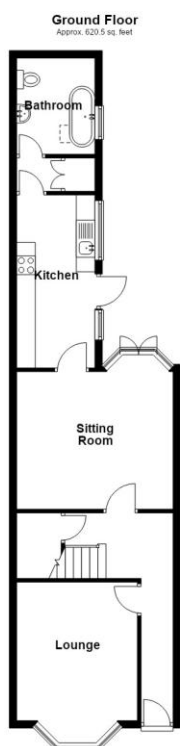
### Accommodation On The Second Floor

Bedroom Three to Rear - 4m x 4.4m (13'1" x 14'5")

(With some head height restriction)

Bedroom Four to Front - 4.4m x 3.9m (14'5" x 12'9")

(With some head height restriction)



Total area: approx. 1418.5 sq. feet

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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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.