



128 SCOTT ROAD, SOLIHULL, B92 7LW

OFFERS OVER £230,000

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.

- End Terrace Residence
- Two Double Bedrooms
- Spacious Lounge
- Conservatory
- Walking Distance to Olton Train Station
- Enclosed Rear Garden
- Double Glazing
- No Upward Chain



A two double bedroom end terrace residence situated in a popular location within walking distance of Olton Train station. The property offers both gas central heating and double glazing. The accommodation briefly comprises; large entrance porch, entrance hall, living room, conservatory, kitchen, first floor landing, two bedrooms, bathroom/wc, enclosed rear garden. NO UPWARD CHAIN.

#### **LARGE ENCLOSED ENTRANCE PORCH**



#### **ENTRANCE HALL**

**LIVING ROOM** 20' 0" x 10' 2" (6.1m x 3.12m)

**CONSERVATORY** 8' 9" x 8' 3" (2.69m x 2.54m)

**KITCHEN** 10' 9" x 6' 7" (3.28m x 2.03m)

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** 14' 0" x 8' 11" (4.29m x 2.74m)

**BEDROOM TWO** 10' 9" x 10' 2" (3.28m x 3.1m)

#### **BATHROOM/ WC**

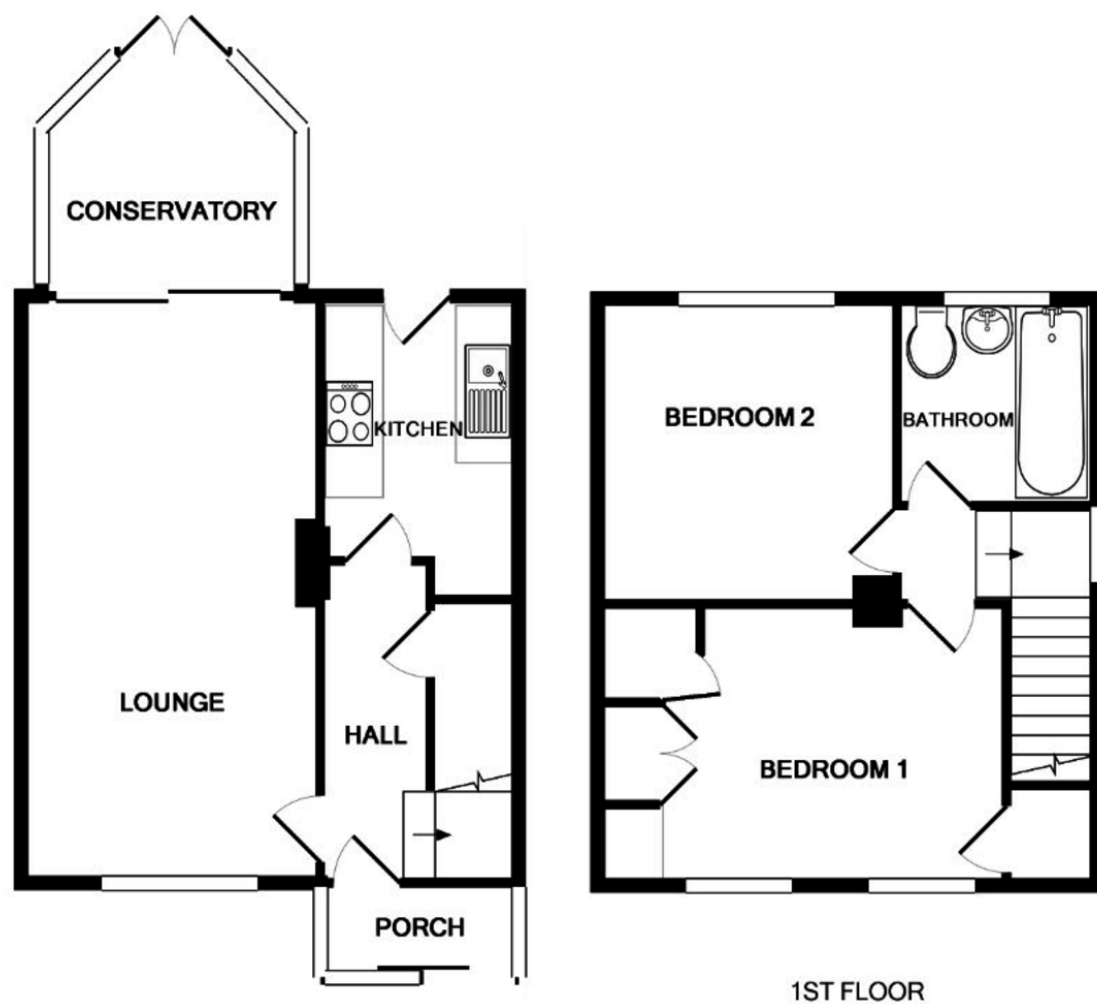


#### **FORE GARDEN**

#### **ENCLOSED REAR GARDEN**

*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)*





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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