

# Cottons

CHARTERED SURVEYORS

29 Rock Grove, Olton, Solihull,  
B92 7LH

Offers in Excess of £240,000



- Traditional Semi-Detached Home
- Two Double Bedrooms
- Modern Kitchen and Modern First Floor Bathroom
- EPC Rating: D
- Two Reception Rooms
- Driveway

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
[cottons.co.uk](http://cottons.co.uk)

A MODERN AND WELL PRESENTED traditional semi-detached home within a highly desirable cul-de-sac location in SOLIHULL. Viewings VITAL to appreciate quality of LOCATION and ACCOMMODATION on offer. Benefiting from UPVC double glazing and combi gas central heating, this ideal first time purchase comprises; driveway, hallway, two reception rooms, modern kitchen, two double bedrooms, first floor modern bathroom and rear garden. Offered with NO UPWARD CHAIN.

#### Property Tenure

Freehold

#### Council Tax Band

B

#### EPC

D

#### Location

The property is situated within a well-regarded cul-de-sac within an estate predominately of traditional semi-detached home within the Olton district of Solihull, on the borders of Birmingham, conveniently situated circa:

- 0.6 miles from Acocks Green Train Station
- 2.7 from Solihull Town Centre.
- 4 miles from Junction 6 of the M42.
- 4.5 miles from Birmingham City Centre.

#### Description

A traditional two storey semi-detached home built circa. 1930s. The property has been modernised and is in a well-presented condition throughout.

Benefiting from modern fitments and decor, uPVC double glazing and combi gas central heating.

#### Accommodation

Please refer to the floor plan for room measurements.

#### Ground Floor

Hallway, front reception room, rear reception room, modern kitchen.

#### First Floor

Stairs and landing, bedroom one (double), bedroom two (double), modern bathroom with WC.

#### Outside

Front - Driveway Rear - Garden.

Please note, we have been advised by our client the garden has been fenced off to the rear and the rear boundary is further back, providing scope to further utilise more of the garden.

#### Availability

The property is offered with vacant possession and no upward chain.



**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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# 29 Rock Grove

Approximate Gross Internal Area = 66.9 sq m / 720 sq ft

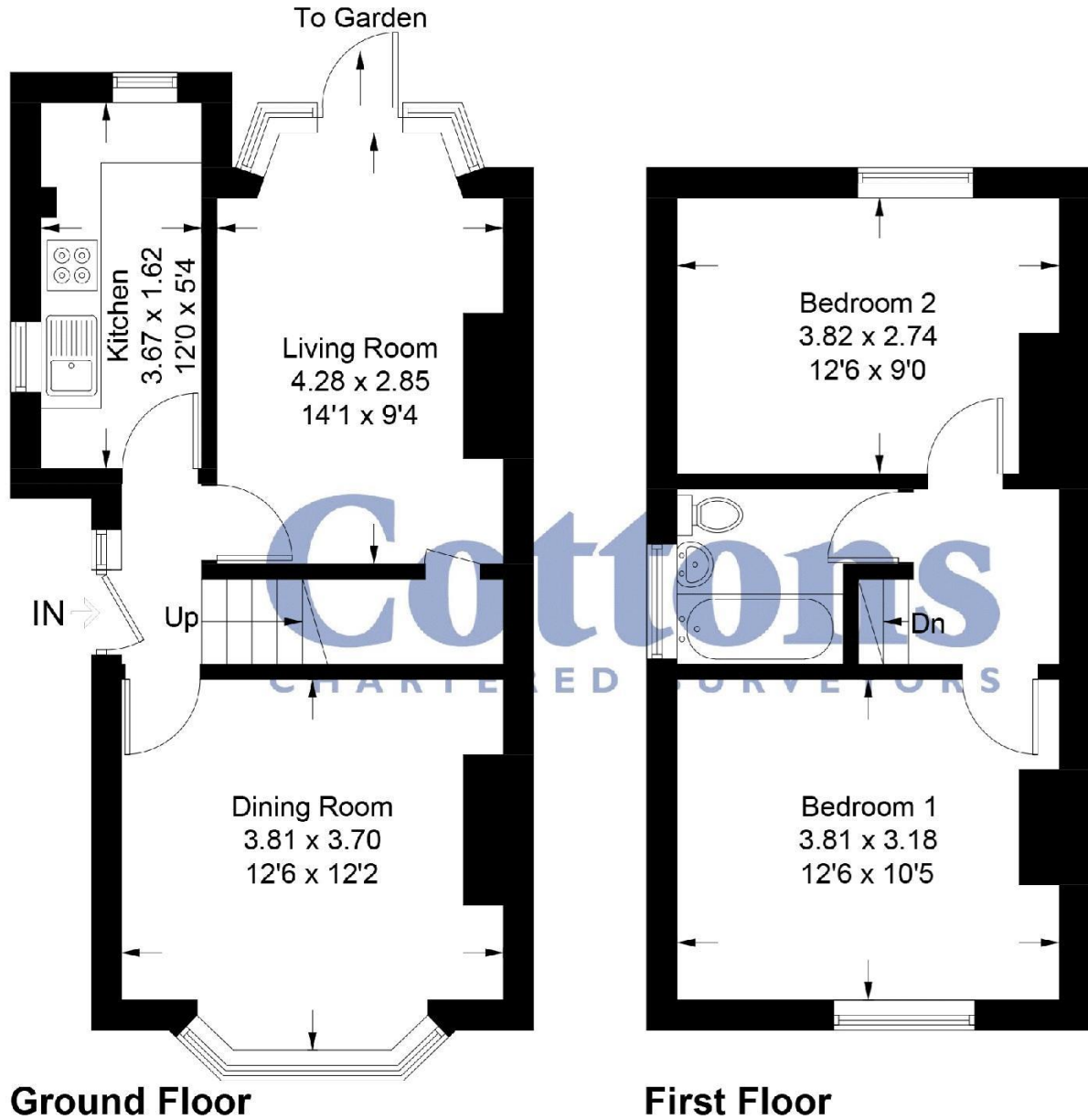


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This plan is for illustration purposes only and may not be to scale or representative of the property.

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