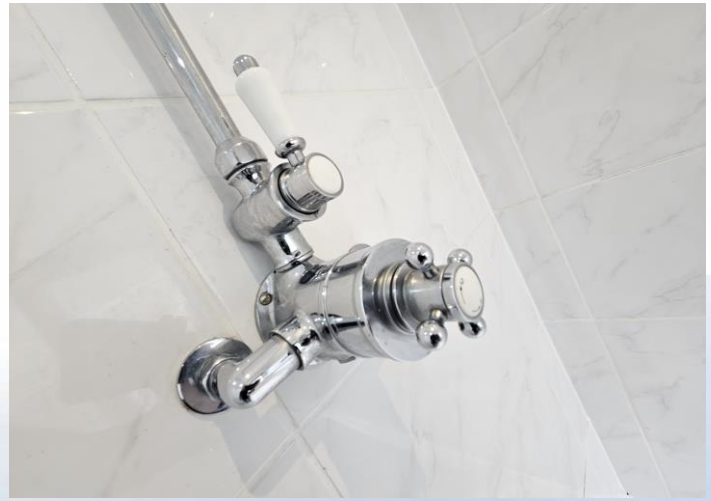


# Cottons

CHARTERED SURVEYORS

29 Rock Grove, Olton, Solihull,  
B92 7LH

Offers in the Region Of  
**£235,000**



- 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.

Need a solution with a property matter? Cottons can assist;

|                                     |                                          |
|-------------------------------------|------------------------------------------|
| <b>Residential Sales</b>            | 0121 247 4747<br>sales@cottons.co.uk     |
| <b>Auctions</b>                     | 0121 247 2233<br>auctions@cottons.co.uk  |
| <b>Property Management</b>          | 0121 247 2030<br>property@cottons.co.uk  |
| <b>Landlords Property Insurance</b> | 0121 247 2030<br>insurance@cottons.co.uk |

|                                        |                                           |
|----------------------------------------|-------------------------------------------|
| <b>Residential Lettings</b>            | 0121 247 2299<br>lettings@cottons.co.uk   |
| <b>Commercial Sales &amp; Lettings</b> | 0121 247 4747<br>commercial@cottons.co.uk |
| <b>Energy Performance Certificates</b> | 0121 247 2299<br>epc@cottons.co.uk        |
| <b>RICS Valuation Surveys</b>          | 0121 247 4747<br>sales@cottons.co.uk      |

# Cottons

CHARTERED SURVEYORS



Cottons Chartered Surveyors give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Cottons Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.

Cottons Chartered Surveyors have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

## 29 Rock Grove

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

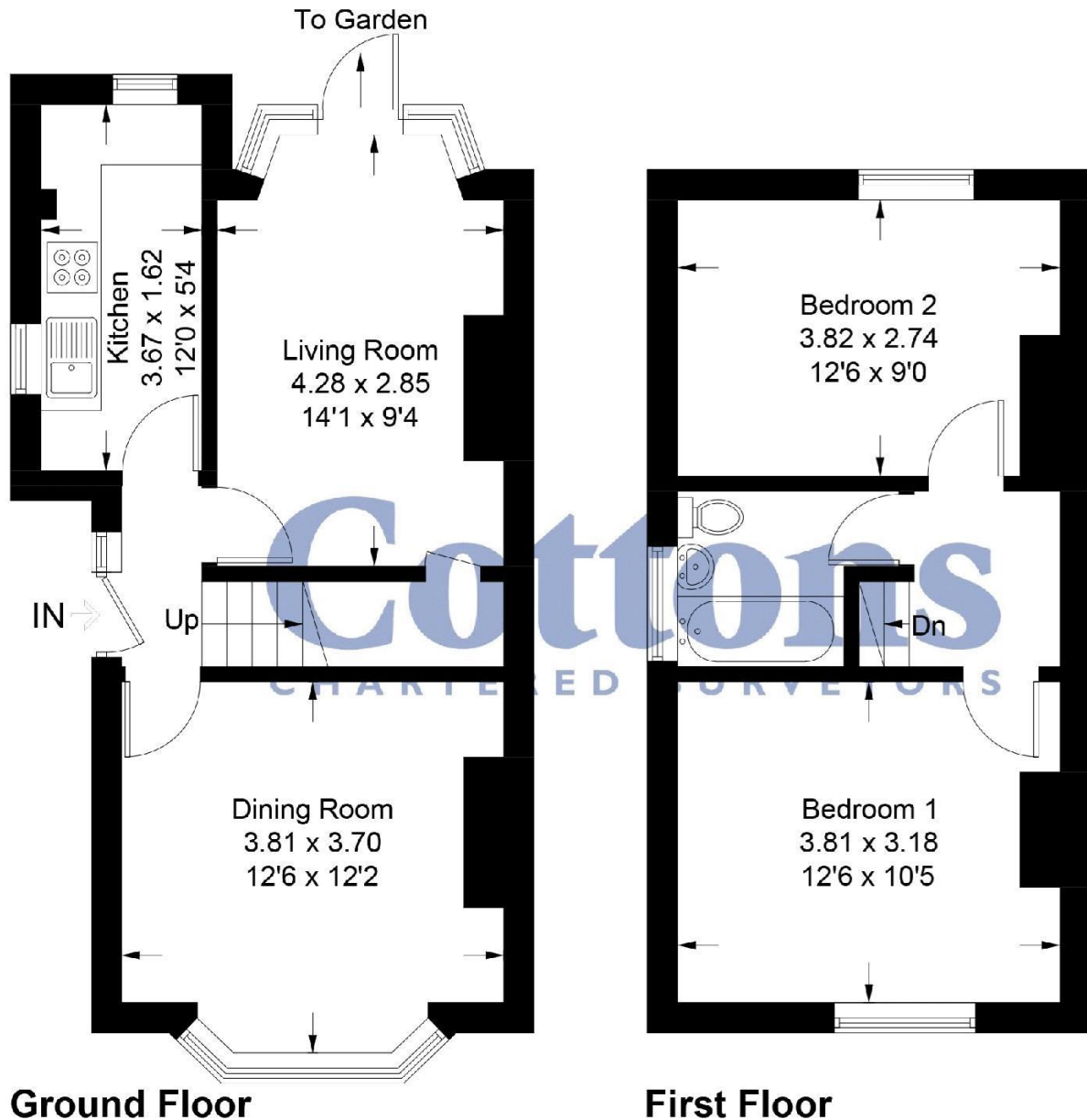


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1282254)

**Cottons**  
CHARTERED SURVEYORS

0121 247 4747

359 - 361 Hagley Road, Edgbaston, Birmingham, West Midlands, B17 8DL

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



RICS



nava | propertymark

PROTECTED

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



The Property Ombudsman