



smarthomes

## Bickenhill Park Road

Solihull

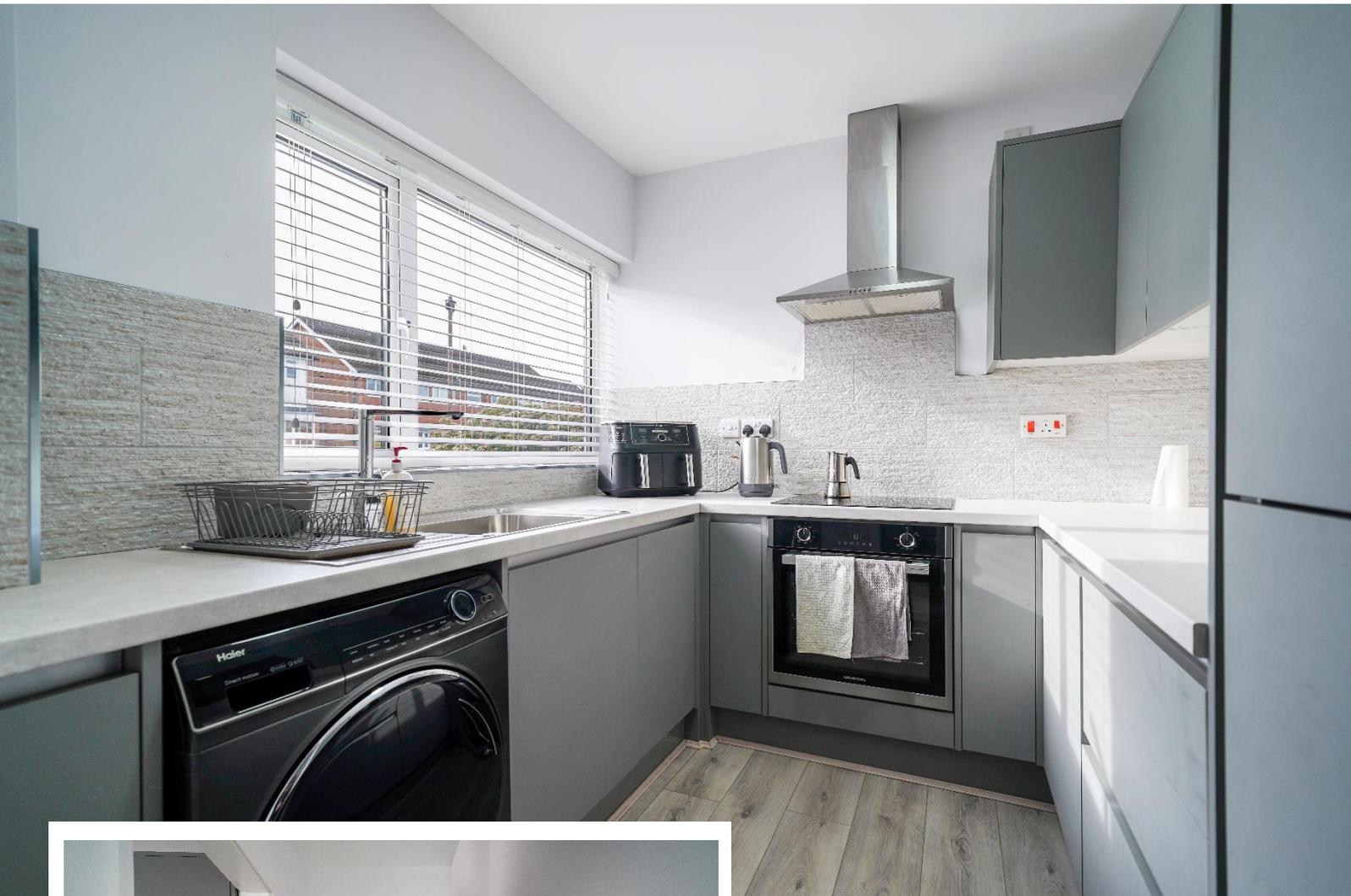
- An Extremely Well Presented & Recently Refurbished Mid-Terrace Property
- Three Bedrooms
- Lounge/Diner
- Modern Fitted Kitchen
- Shower Room
- Walking Distance To Olton Train Station
- Conveniently Situated For Local Amenities

**Offers Over £265,000**

Current EPC Rating 70 (C)

Current Council Tax Band B





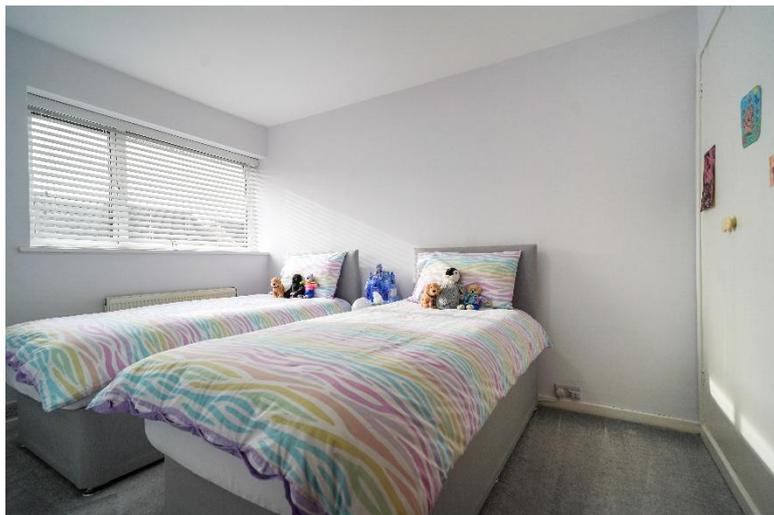
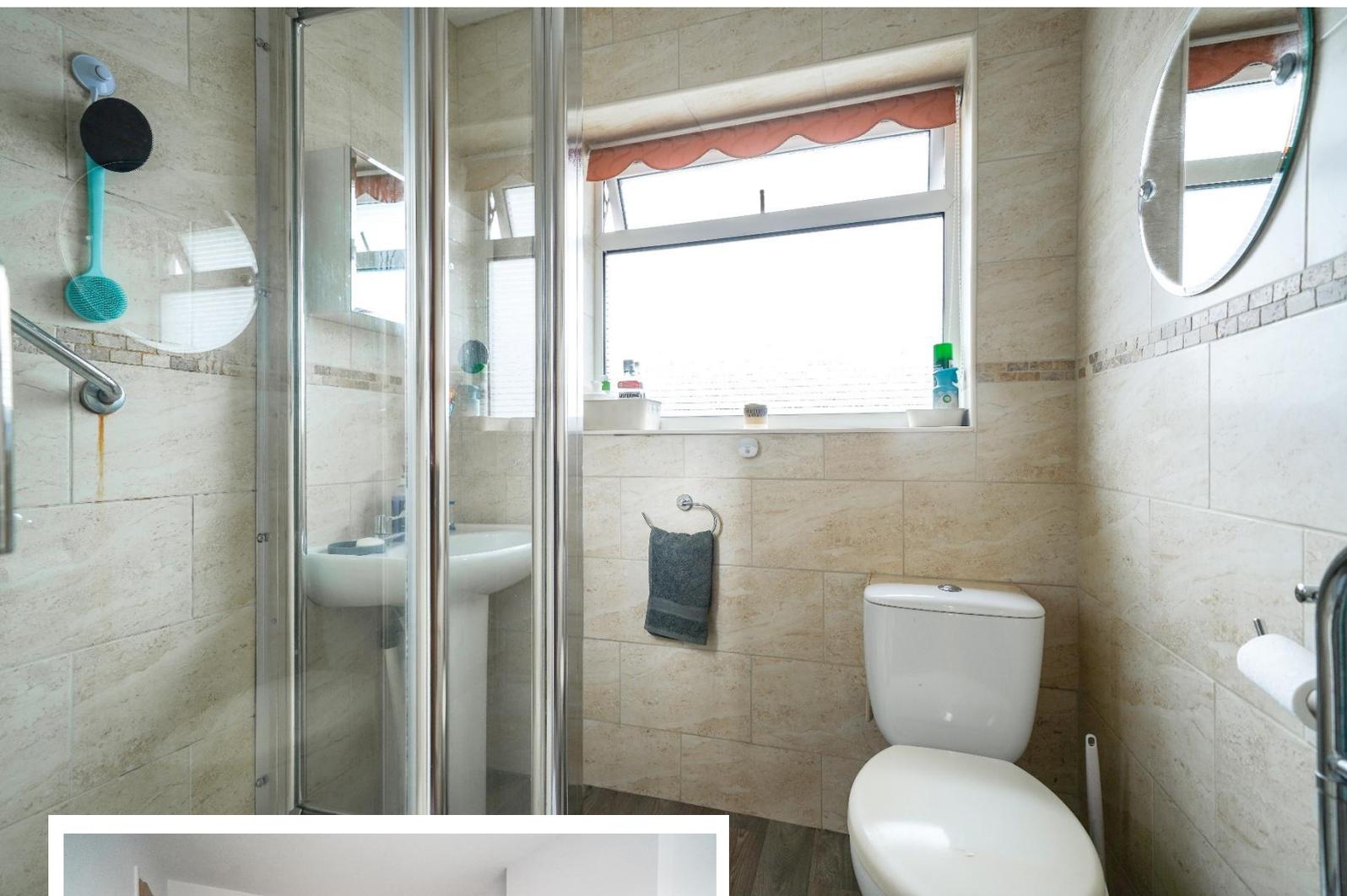
## Property Description

An extremely well presented and recently refurbished three bedroom mid-terrace property situated within walking distance of Olton Train Station and briefly affording lounge diner, kitchen, shower room, landscaped rear garden, off-road parking for two vehicles, UPVC double glazing and gas central heating

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants and bars.

Local amenities can be found along the A41 Warwick Road in Olton Hollow and Dove House Parade with a further variety of shopping centres including Touchwood shopping centre and Resorts World.

The property is conveniently positioned for access to Birmingham city centre via the A45, M42, and M6, while Birmingham Airport and the National Exhibition Centre (NEC) are just a short drive away.



## Rooms & Measurements

Modern Fitted Kitchen to Front  
2.5m x 2.2m (8'2" x 7'2")

Lounge Diner to Rear  
5.1m x 4.4m (16'8" x 14'5")

Bedroom One to Rear  
3.4m x 2.4m (11'1" x 7'10")

Bedroom Two to Front  
3.4m x 2.5m (11'1" x 8'2")

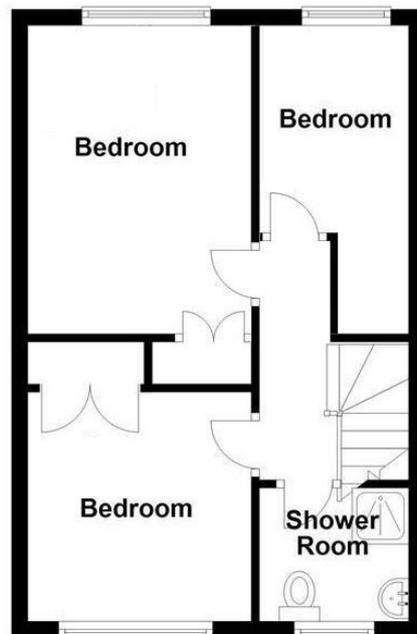
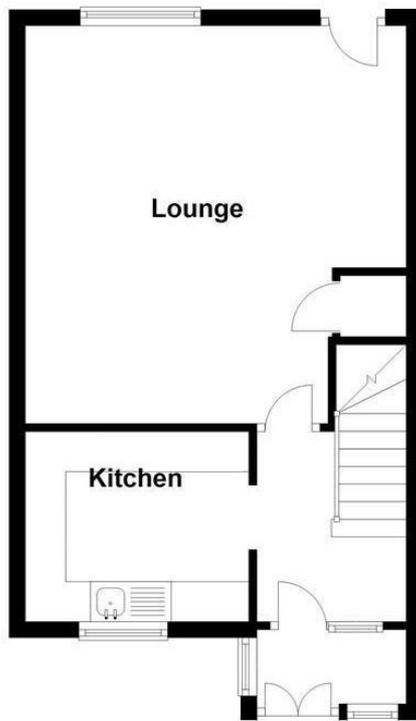
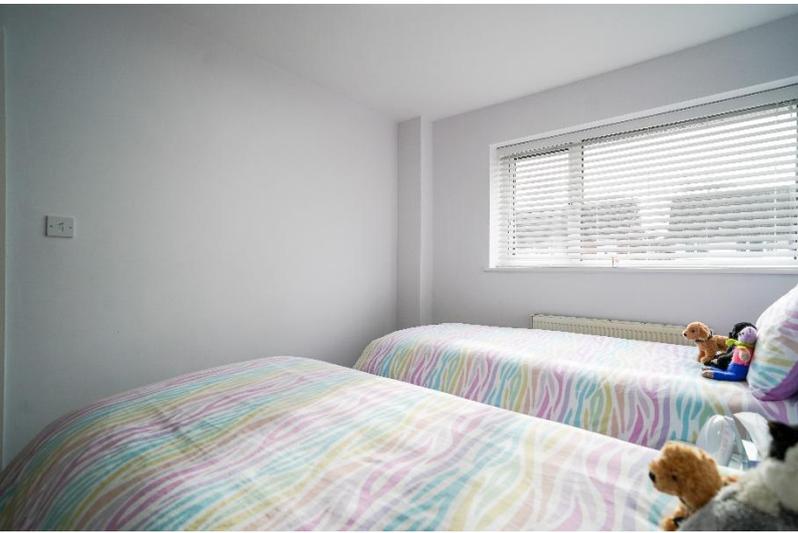
Bedroom Three to Rear  
2.8m (to wardrobes) x 1.8m (9'2" x 5'10")

Shower Room  
2.3m (to door recess) x 1.7m (7'6" x 5'6")

### 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 vendor  
Current council tax band – B



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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 and 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.