



smarthomes

Richmond Road

Solihull, West Midlands, B92 7RZ

- A Well Presented Semi Detached Property
- Two Double Bedrooms
- Dual Aspect Lounge & Breakfast Kitchen
- Off Road Parking
- No Upward Chain

25% Shared Ownership - £68,750

100% Available - £275,000

EPC Rating 83

Current Council Tax Band C





Property Description

Conveniently situated with easy access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. Olton Railway Station is situated at the end of St Bernards Road from where the commuter service provides access to Birmingham City Centre and in the opposite direction to London Marylebone via Solihull Railway Station. There is a wide selection of shops along the A41 Warwick Road including the popular Dovehouse Parade and an excellent choice of shops can be found in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store.

The property is set back from the road with a lawned fore garden, gated side access to rear garden, two allocated parking spaces and paved pathway extending to canopy porch with external light and part glazed composite front door leading through to



Welcoming Entrance Hall

With laminate flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to

Guest WC

With low flush WC, wall mounted wash hand basin, tiling to water prone areas, laminate flooring, ceiling light point and radiator

Dual Aspect Lounge

With double glazed windows to front and side elevations, ceiling light point, radiator and laminate flooring



Dual Aspect Breakfast Kitchen

Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring gas hob with stainless steel splashback and extractor canopy over, inset electric oven, space and plumbing for washing machine, space for fridge freezer, cupboard housing boiler, radiator, ceiling light point, laminate flooring, radiator, double glazed windows to front and over-looking the rear garden and UPVC double glazed door leading out to the rear garden



Accommodation on the First Floor

Landing

With ceiling light point, door to useful storage cupboard and doors leading off to

Dual Aspect Bedroom One

With double glazed windows to front and side elevations, radiator and ceiling light point

Dual Aspect Bedroom Two

With double glazed windows over-looking the rear garden and to front elevation, radiator and ceiling light point





Family Bathroom to Front

Being fitted with a three piece white suite comprising; panelled bath with electric shower over, low flush WC and pedestal wash hand basin, obscure double glazed window to front, tiling to water prone areas, ladder style radiator and ceiling light point

Pleasant Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries and gated access to front



Tenure

We are advised by the vendor that the property is leasehold with approx. 93 years remaining on the lease and a combined rent payment of £422.52 pcm for 25% shared ownership (Breakdown of rent; £405.15 rent - £5.62 insurance - £11.75 Management fee), where 100% is purchased the property will be freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - C

Agents Note

Please note that this property is owned by a relative of an employee of Smart Homes Estate Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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 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.