



smarthomes

## Gospel Lane

Olton, Solihull, B27 7AP

- A Recently Refurbished Semi-Detached Property
- Three Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Family Shower Room

**Offers Over £270,000**

EPC Rating - 40

Current Council Tax Band - C







## Property Description

The property is set back from the road behind a tarmac driveway providing off road parking with steps rising to a UPVC double glazed door leading into

### Enclosed Porch

With UPVC double glazed windows to property frontage, tiled flooring and further door leading to

### Entrance Hallway

With stripped timber effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and door leading off to



### **Reception Room One to Front**

12' x 10' 9" (3.66m x 3.28m) With UPVC double glazed bay window to front elevation, wall mounted radiator and ceiling light point

### **Reception Room Two to Rear**

15' 6" x 10' 8" (4.72m x 3.25m) With a UPVC double glazed door with matching side windows leading to rear garden, wall mounted radiator and ceiling light point



### **Re-Fitted Kitchen to Rear**

13' 1" x 5' 10" (3.99m x 1.78m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Tiling to splash back areas, wood effect flooring, radiator, ceiling light point and an obscure double glazed door and window to the rear aspect



### **Landing**

With ceiling light point, obscure double glazed window to side, loft hatch and doors leading off to

### **Bedroom One to Rear**

12' 11" x 10' 7" (3.94m x 3.23m) With double glazed bay window to rear elevation, radiator and ceiling light point



### **Bedroom Two to Front**

12' 7" x 10' 9" (3.84m x 3.28m) With double glazed bay window to front elevation, radiator and ceiling light point



### Bedroom Three to Rear

7' 8" x 5' 11" (2.34m x 1.8m) With double glazed window to rear elevation, radiator and ceiling light point

### Re-Fitted Family Shower Room to Front

Being re-fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the front elevation

### Southerly Facing Rear Garden

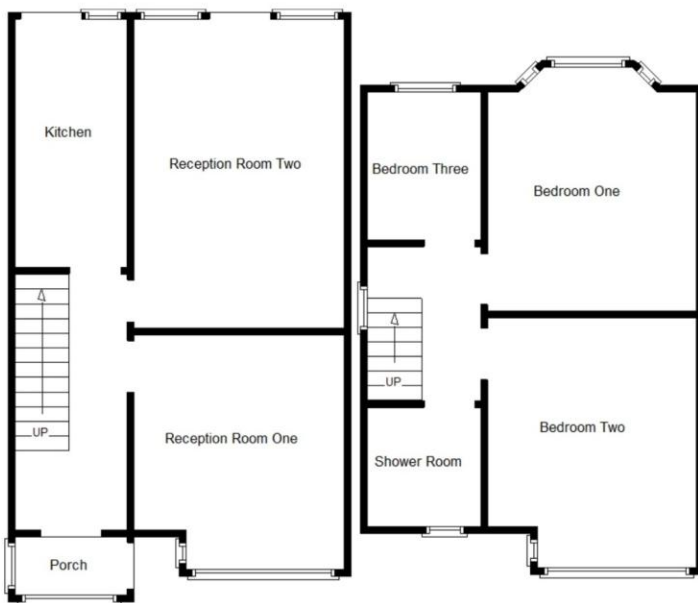
Being mainly laid to lawn with paved patio area, brick built storage cupboard, panelled fencing to boundaries and courtesy door to

### Rear Garage

Being accessed via a shared rear service road

### Tenure

We are advised by the vendor that the property is 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



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 21        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 40                      |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

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