



smarthomes

Olton Court

Warwick Road, Solihull, B92 7HX

- A Newly Constructed Semi-Detached Family Home
- Three Bedrooms
- Fitted Kitchen with Integrated Appliances
- Spacious Lounge/Diner & Guest W.C

Asking Price £355,000

EPC Rating - TBC

Council Tax Band - TBC





Property Description

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, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind secure gates leading to a courtyard style parking area with two allocated parking spaces with EV charger point. A landscaped fore garden has a paved footpath to the side leading to a canopy porch with a composite front door leading into



Entrance Hallway

With Amtico flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and oak door leading off to

Spacious Lounge/Diner to Rear

17' 7" x 13' 8" (5.36m x 4.17m) With UPVC double glazed French doors leading to rear garden, further UPVC double glazed window to rear, under stairs storage cupboard, two wall mounted radiators and two ceiling light points



Fitted Kitchen to Front

11' 9" x 10' (3.58m x 3.05m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and electric oven beneath. Concealed wall mounted gas central heating boiler, integrated fridge/freezer, integrated dishwasher and space and plumbing for washing machine. Amtico flooring, wall mounted radiator, ceiling spot lights, plinth lighting and a UPVC double glazed window to the front aspect



Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and pedestal wash hand basin. Obscure UPVC double glazed window to front, Amtico flooring, radiator and ceiling light point

Landing

With ceiling light point, wall mounted radiator, loft hatch, airing cupboard with pressurised tank and oak doors leading off to

Bedroom One to Front

14' x 10' (4.27m x 3.05m) With double glazed window to front elevation, radiator, ceiling light point and oak door to



En-Suite Shower Room

Being fitted with a modern white suite comprising of a corner shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, Amtico flooring, ceiling light point and an obscure UPVC double glazed window to front elevation



Bedroom Two to Rear

10' 5" x 9' 1" (3.18m x 2.77m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Rear

9' 1" x 6' 10" (2.77m x 2.08m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom

Being fitted with a modern white suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, Amtico flooring and ceiling light point

South/Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio area, gated side access and panelled fencing to boundaries

Agents Note

The property further benefits from solar panels and a 10 years ICW warranty

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. Council tax band TBC

