



smarthomes

## Frankton Close

Olton, Solihull, B92 8LX

- 10 Year Build Warranty
- Double Glazing and Central Heating
- Two Double Bedrooms and Separate Study
- Off Road Parking/Drive To The Side

**£385,000**

EPC Rating - 81

Current Council Tax Band - TBC





## Property Description

### RECEPTION HALL

Multi point front door, downlighters, central heating radiator

### OPEN PLAN

### LOUNGE/DINER/KITCHEN

27' 7" x 9' 8" (8.41m x 2.95m)

### LOUNGE/DINER AREA

Two double glazed windows overlooking rear garden, double glazed french doors opening on the rear garden, Feature Fireplace with Electric Fire, Downlighters, Large Skylight over Dining Area



### **KITCHEN AREA**

Fully Fitted with a full range of wall and base units in Matt Grey with Wood effect work tops, 1.5 bowl stainless steel sink unit with base unit beneath, Cupboard housing central heating boiler, Integrated Washer/dryer, integrated dishwasher, integrated fridge/freezer, eye level fan assisted electric oven, ceramic 4 ring electric hob with extractor over, double glazed window to side



### **BEDROOM ONE**

14' 9" x 10' 0" (4.5m x 3.05m)  
Radiator, double glazed window to front, downlighters and ceiling light point



### **ENSUITE**

6' 9" x 5' 6" (2.06m x 1.68m) Frosted double glazed window to side, Low flush WC, Wash basin with vanity unit beneath, further vanity/cupboard, Gas shower in curved glazed shower unit, chrome heated towel rail, downlighters



### **BEDROOM TWO**

10' 4" x 8' 10" (3.15m x 2.69m)  
Radiator, double glazed window to front, ceiling light point



## STUDY

8' 11" x 4' 10" (2.72m x 1.47m)  
 Double glazed window to side,  
 radiator, access to loft, ceiling light  
 point.

## BATHROOM

7' 9" x 5' 6" (2.36m x 1.68m) Panelled  
 bath with mixer shower over and  
 glass shower door, low flush WC,  
 wash basin in vanity unit, chrome  
 heated towel rail

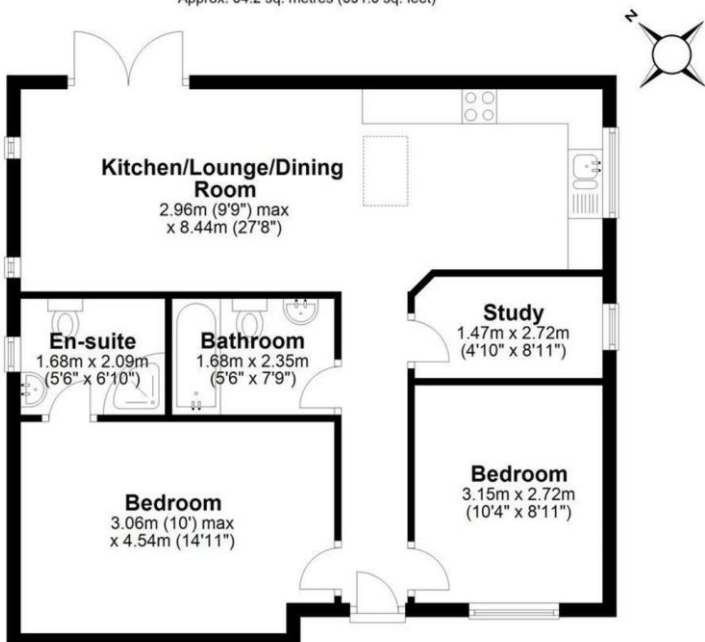


## OUTSIDE

To the front is a small gardens area  
 with bedded shrubs. Driveway to  
 the side of the bungalow.  
 The fully enclosed rear garden  
 expands around the side of the  
 bungalow with paved patio area,  
 lawned area, raised borders with  
 plants/shrubs, Gate giving access  
 to the drive and front of the  
 bungalow.

### Floor Plan

Approx. 64.2 sq. metres (691.6 sq. feet)



Total area: approx. 64.2 sq. metres (691.6 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		85
(81-91)	<b>B</b>	81	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(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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