



**109 Masons Way, Olton, B92 7JF**

**Offers Around £210,000**

A Neatly Presented End Terraced House With Enlarged Kitchen And Pretty Rear Garden  
Benefiting From UPVC Double Glazing And Gas Central Heating  
Within Walking Distance Of Olton Railway Station

- Enclosed Porch      ▪ Hallway      ▪ Guest Cloakroom      ▪ Lounge      ▪ Breakfast Kitchen
- Utility Area      ▪ Three Bedrooms      ▪ Shower Room      ▪ Pleasant Rear Garden      ▪ UPVC Double Glazing



Masons Way leads directly from the A41 Warwick Road in Olton Hollow which gives easy access to the city centre of Birmingham, via Acocks Green, or travelling in the opposite direction passing the popular Dovehouse parade of shops serving everyday needs one will come to the town centre of Solihull. Adjacent to the town centre is Solihull's main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Olton Railway Station is sited within walking distance of the property at the junction of Warwick Road and Richmond Road and regular local bus services operate along here to the city centre of Birmingham and surrounding suburbs.

This neatly presented property has a south easterly facing rear garden and is set back from the road behind a green and pathway leading to the accommodation.

### Enclosed Porch

Obscure double glazed entrance door with matching side panel, meter cupboard, further entrance door with obscure pane and matching side window to hallway.

### Hallway

Stairs to first floor, central heating radiator, doors to guest cloakroom, lounge and breakfast kitchen.

### Guest Cloakroom

Low flush WC, wash hand basin, obscure UPVC sealed unit double glazed window to rear.

### Lounge 14'4" x 11'5" (4.37m x 3.48m)



UPVC sealed unit double glazed Georgian style window to front, central heating radiator.

### Breakfast Kitchen 14'3" max x 11'8" (4.34m max x 3.56m)



Range of wall, drawer and base units with circular sink and drainer, integrated oven with grill and separate hob, extractor fan, space and plumbing for washing machine, space for slim line dishwasher, tiled splashbacks, central heating radiator, two UPVC sealed unit double glazed windows to rear, door to utility area.

### Utility Area 19'8" x 4'6" / 8'5" (5.99m x 1.37m / 2.57m)

Doors to front and rear.

### Landing

Airing cupboard housing the gas fired central heating boiler, doors to three bedrooms and shower room.

### Bedroom One 12'7" x 9'9" (3.84m x 2.97m)



UPVC sealed unit double glazed Georgian style window to front, central heating radiator.



### Bedroom Two 12'5" x 10'5" max (3.78m x 3.18m max)



UPVC sealed unit double glazed window to rear, central heating radiator.

### Bedroom Three 9'2" x 7'6" (2.79m x 2.29m)



UPVC sealed unit double glazed Georgian style window to front, central heating radiator, cupboard over stair recess.

### Shower Room



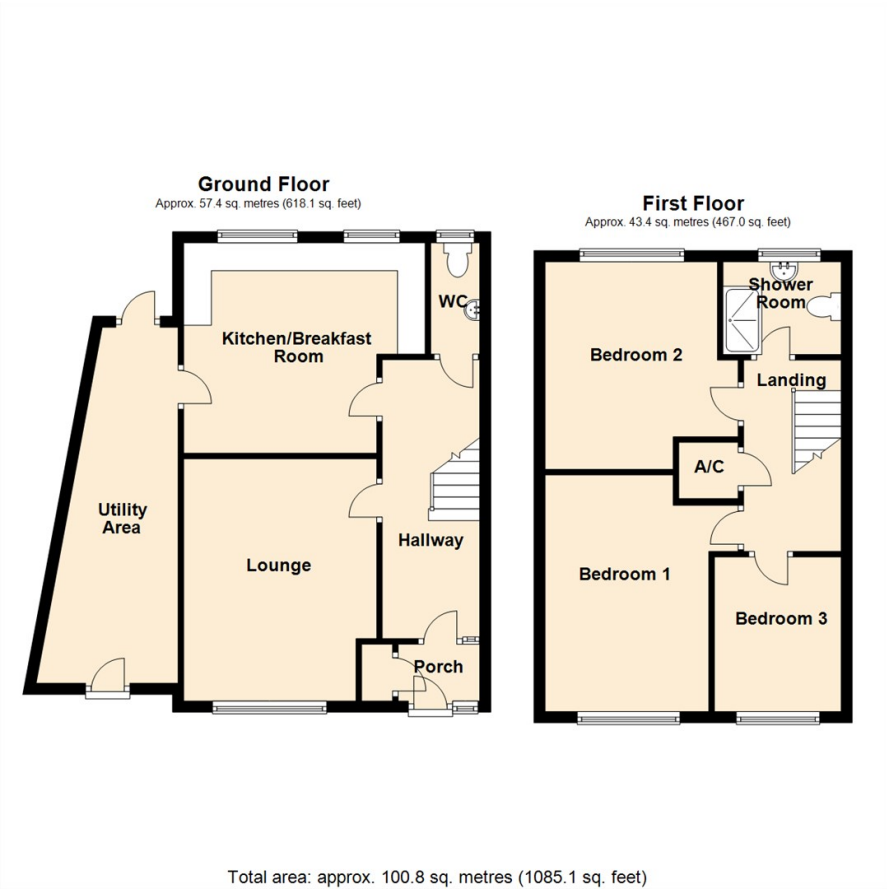
Double shower tray with electric shower and seat, pedestal wash hand basin, low flush WC, tiled splashbacks, central heating radiator, obscure UPVC sealed unit double glazed window to rear.

### Rear Garden



The pretty rear garden has a south easterly aspect with patio area, remainder laid mainly to lawn, well stocked shrubbery and flower beds, raised rockery, concrete shed and fenced boundaries.

Floor Plan



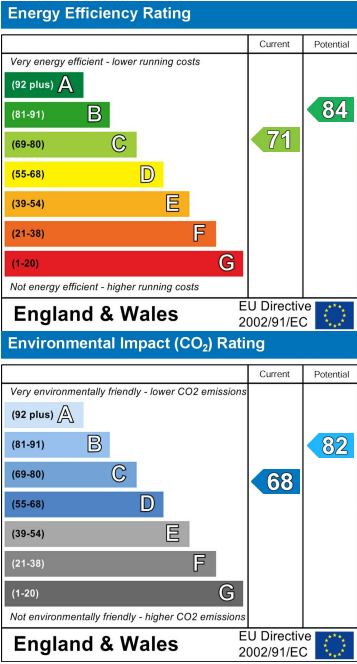
**LOCATION**  
Leaving the town centre of Solihull via the A41 Warwick Road proceed towards Olton, past the Dovehouse parade of shops, under the railway bridge, straight on at the two sets of traffic lights passing Olton Railway Station and turn right into Masons Way where the property will be found towards the end of the road.

**TENURE** We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

**VIEWING**  
By appointment only please with the Solihull office on 0121 711 1712

**FLOOR PLAN**  
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

**THE CONSUMER PROTECTION REGULATIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.