



smarthomes

Chapel Fields Road

Solihull, West Midlands , B92 7RX

- A Three Good Size Bedroom Semi Detached Property
- Two Reception Rooms
- Convenient Location Within Walking Distance To Olton Train Station
- No Upward Chain

£284,000

EPC Rating '60'





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 stands back from the road behind a wide paved driveway providing off road parking extending to part glazed entrance door leading through to



Enclosed Porch

With further part glazed door leading through to

Entrance Hall

With cloaks cupboard, stairs leading to the first floor accommodation, radiator, laminate flooring and door leading into

Dining Room to Front

13' 5" x 11' 1" (4.09m x 3.38m) With UPVC double glazed bay window to front elevation, radiator, coving to ceiling, dado rail and sliding door leading through to



Living Room to Rear

13' 5" x 11' 1" (4.09m x 3.38m) With radiator, coving to ceiling, dado rail, fireplace with marble hearth and double glazed sliding patio doors leading out to the rear garden

Kitchen to Rear

12' 1" x 7' 4" (3.68m x 2.24m) Being fitted with a range of wall and base units, roll top work surfaces, sink and drainer unit with mixer tap, ceramic tiling to splashback areas, electric cooker, wall mounted Worcester Bosch central heating boiler, double glazed window to side and window and door leading through to



Veranda/Potential Utility Area to Rear

With double glazed windows and double glazed French doors leading out to the rear garden

Accommodation on the First Floor

Landing

With obscure double glazed window to side elevation, loft hatch and doors leading off to

Bedroom One to Rear

13' 5" x 11' 1" (4.09m x 3.38m) With double glazed window to rear elevation, fitted wardrobes, wall mounted radiator and coving to ceiling

Bedroom Two to Front

14' 1" x 11' 1" (4.29m x 3.38m) With double glazed bay window to front elevation, coving to ceiling, wall mounted radiator and fitted wardrobes and drawer units





Bedroom Three to Front

8' 4" x 7' 5" (2.54m x 2.26m) With double glazed window to front elevation, wall mounted radiator and coving to ceiling

Family Bathroom to Rear

Being fitted with a panelled bath with electric shower over, vanity wash hand basin, ceramic tiling to walls, radiator, obscure double glazed window to rear and tiled flooring

Separate WC

With WC, tiled flooring, obscure double glazed window to side elevation

Private Rear Garden

Being mainly laid to lawn, paved patio, apple tree, mature shrubs and evergreens and gated side passage with access to garage

Detached Garage

15' 7" x 7' 8" (4.75m x 2.34m) With an up and over door for vehicular access

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.

