



smarthomes

Burlish Avenue

Olton, Solihull

- A Well Presented Detached Family Home
- Breakfast Kitchen & Spacious Lounge/Diner
- Three Good Size Bedrooms & En-Suite Shower Room
- No Upward Chain

Offers Over £350,000

Current EPC Rating - D
Current Council Tax Band - D

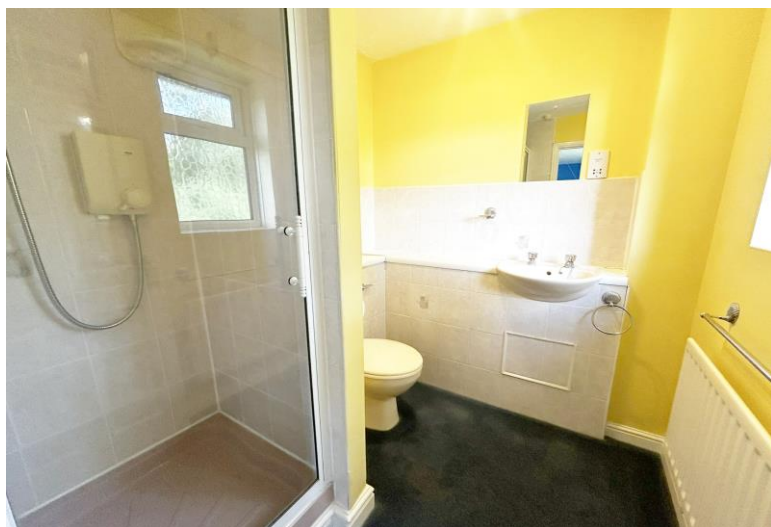




Property Description

A well presented detached family home situated within a quiet cul-de-sac location and within walking distance to Olton Train Station. The property is offered for sale with no upward chain and briefly affords three good sized bedrooms, lounge, en suite to master, bathroom, garage, pleasant rear garden and off-road parking

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



Rooms & Measurements

Lounge Diner to Rear 5.72m x 4.42m (18'9" x 14'6" (into bay)

Kitchen to Front 4.47m x 2.08m (14'8" x 6'10")

Bedroom One to Rear 3.58m x 3.2m (11'9" x 10'6")

En Suite Shower Room

Bedroom Two to Front 3.18m x 3m (10'5" x 9'10")

Bedroom Three to Front 2.39m x 3.15m (7'10" x 10'4")

Shower Room to Side

Garage 2.69m x 4.9m (8'10" x 16'1")

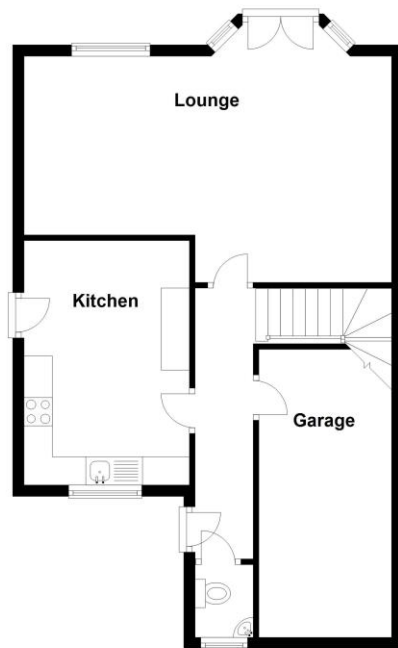
Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.

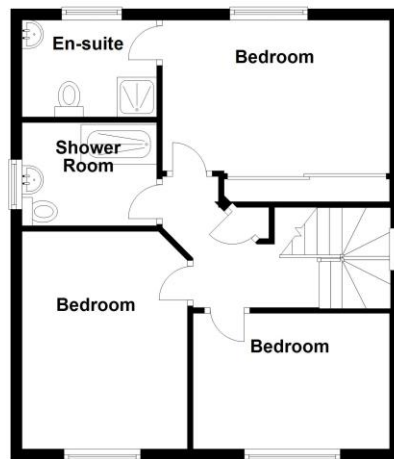
Current council tax band – D



Ground Floor



First Floor



Total area: approx. 108.7 sq. metres (1169.6 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.