



smarthomes

## Olton Boulevard West

Tyseley, Birmingham

- A Well Maintained Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen

**Offers Over £275,000**

Current EPC Rating 64 (D)  
Current Council Tax Band B





## Property Description

A well maintained semi detached property offering three bedrooms, two reception rooms, fitted kitchen, family bathroom and rear garden

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – B



## Rooms & Measurements

Lounge to Front - 4.39m x 3.25m (14'5" (into bay) x 10'8" (into alcove)

Lounge Diner to Rear - 4.29m x 4.5m (14'1" (max) x 14'9")

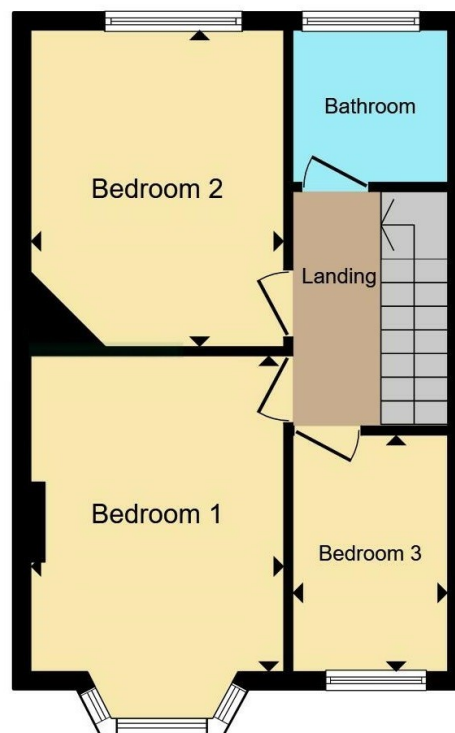
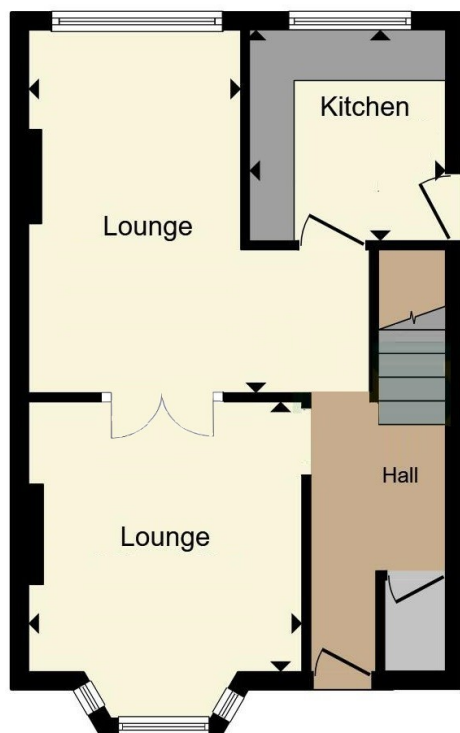
Kitchen to Rear - 2.16m x 2.46m (7'1" x 8'1")

Bedroom One to Front - 4.04m x 3.05m (13'3" x 10'0")

Bedroom Two to Rear - 2.97m x 3.84m (9'9" (max into storage) x 12'7")

Bedroom Three to Front - 2.13m x 2.82m (7'0" x 9'3")

Family Bathroom to Rear - 2.06m x 2.06m (6'9" x 6'9")



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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.