



£325,000 Offers In Excess Of

Olton Road, Shirley, B90

Terraced House | 2 Bedrooms | 1 Bathroom

0121 249 6207

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Step Inside

Key Features

- Mid Terraced Property
- Immaculate throughout
- Off Road Parking
- Outhouse/Home office to the rear
- Two DOUBLE Bedrooms
- Utility Room
- Sought after Location
- No Upward Chain
- Viewings Highly Recommended
- Ideal First Home

Property Description

A Stunning Two Bedroom Mid Terrace Property situated on Olton Road, Shirley. Offered for sale with No Upward Chain. Viewings Highly Recommended

Main Particulars

PROPERTY LOCATION

Shirley boasts a vibrant array of retail and leisure amenities. From popular major retail names at Sears Retail Park and Parkgate to independently run outlets along Shirley high street, there's something for everyone. Nearby, residents have easy access to gymnasiums and a selection of large supermarkets, including Waitrose, Asda, Sainsbury's, Aldi, and Tesco.

Food enthusiasts will find themselves spoiled for choice, with a diverse range of culinary experiences within walking distance, from upscale dining establishments to cozy cafes and lively bars. The area is also rich in educational options, with schools like Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy, and Alderbrook School and Sixth Form.

Transportation is convenient with Shirley Train Station nearby, providing services to Birmingham City Centre and Stratford-upon-Avon. Plus, easy access to major motorways like the M42, M40, and M6 ensures seamless travel for residents and commuters alike.

If purchasing for investment you could expect to receive around £1250pcm.

Full Details:

The property is set back from the road and approached via a dropped kerb leading onto a spacious driveway that provides off-road parking for multiple vehicles. A glazed timber door welcomes you into the entrance hallway, which features striking Minton floor tiling and ceiling coving, setting a charming tone for the rest of the home.

The open-plan lounge and dining room boasts wooden flooring throughout. The lounge, with a double-glazed bay window to the front, has a central heating radiator, ceiling light point, and a brick fireplace within the chimney breast, seamlessly flowing into the dining area. The dining room is well-lit by a ceiling light point and has double-glazed doors that open out onto the rear garden, providing a lovely connection to the outdoor space. A door leads from the dining area into the inner hallway, which houses an under-stairs storage cupboard and gives access to the staircase and kitchen.

The modern kitchen features tiled flooring, a double-glazed window to the side aspect, and a range of wall and base units with a wooden work surface. It includes a porcelain sink with a mixer tap, space for a fridge freezer, and room for a range oven with an extractor fan overhead. The kitchen also opens into a practical utility room, complete with matching base units, a Belfast sink, space for white goods, and a door leading into the rear garden.

Carpeted stairs rise from the inner hallway to the first-floor landing, which benefits from a double-glazed window to the side and access to a fully boarded loft via a pull-down ladder. The landing connects to two well-sized bedrooms and the family bathroom.

Bedroom one offers carpeted flooring, a central heating radiator, and a double-glazed window to the front aspect, with ample room for wardrobes. Bedroom two has wooden flooring, a radiator, and a double-glazed window overlooking the rear garden.

The family bathroom is elegantly appointed with a freestanding bath, a separate corner shower cubicle, a WC, a wall-mounted wash hand basin, downlighting, and a double-glazed window to the rear.

The rear garden is low maintenance, featuring multiple patio areas, well-kept shrubbery, and fenced boundaries. Additionally, there is an outhouse currently being used as a home office, complete with laminate flooring, power points, and double-glazed windows. The outhouse also includes a separate storage section for added convenience.

Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have 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. Black & Golds Estate Agents have 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.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



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