

A yellow oval logo with a green border. The word "Danes" is in large green letters, "melvyn" is in smaller green letters above it, and "ESTATE AGENTS" is in smaller green letters below it.

**melvyn
Danes**
ESTATE AGENTS

A three-story red brick house with a corner tower and a weather vane. The house has multiple windows with white frames and stone lintels. A black metal fence and a brick wall are in the foreground. A signpost with a black sign is on the right.

**OLTON
BRIDGE**

**Olton Bridge
Warwick Road
Offers In Excess Of £145,000**

VERLEY CRESS

Description

A Smart And Well Presented One Bedroomed First Floor Apartment Just A Short Walk From Olton Train Station. With Quality Fixtures And Fittings Throughout, High Ceilings, An Airy Feel And With A Stylish Finish.

This beautiful apartment is located just off the Warwick Road which is one of the main arterial roads providing access into the town centre of Solihull which has a thriving business community and its own main line London to Birmingham railway station.

The A41 Warwick Road also provides access to junction 5 M42 motorway via Solihull bypass. The M42 forms the hub of the motorway network in the West Midlands and a junction 6 where you will find access to Birmingham international Airport and Train Station.

The property is accessed via a secure gated entrance off Ulverley Crescent and has two allocated parking spaces.



Communal Lobby

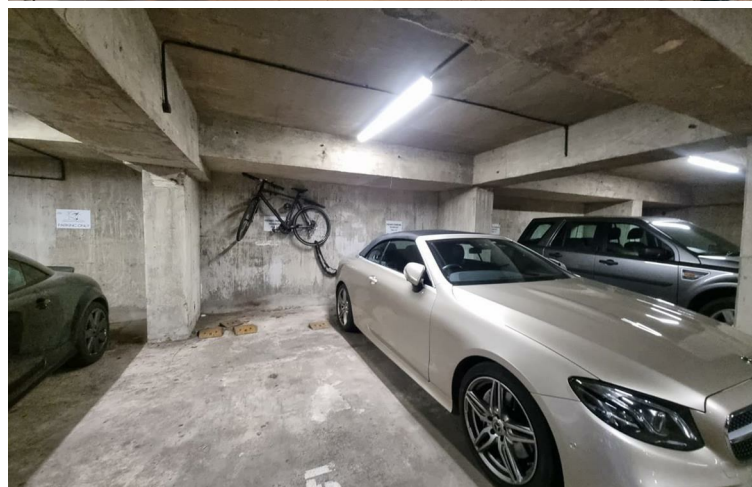
A secure intercom access into bright and airy communal lobby with stairs to first floor allowing access to our front door opening into open plan living room. With access to drop down ladder to allow for loft storage.

Living/Dining Room

11'0" x 15'1" (3.36 x 4.62)



A well proportioned room with open plan living displayed at its finest. With ample space for dining table and chairs, sofa and some occasional furniture. With double aspect window to rear elevation hard wood flooring throughout, led spot lighting and wall mounted radiator. The room is open plan with the kitchen described below.

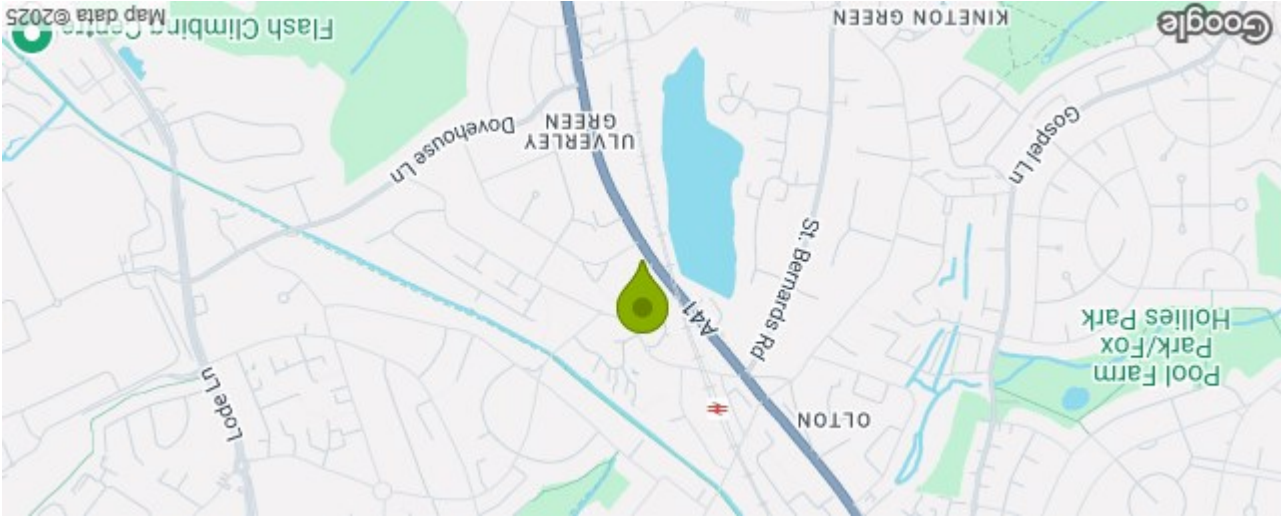


TENURE: We are advised that the property is leasehold but share of the freehold is owned.

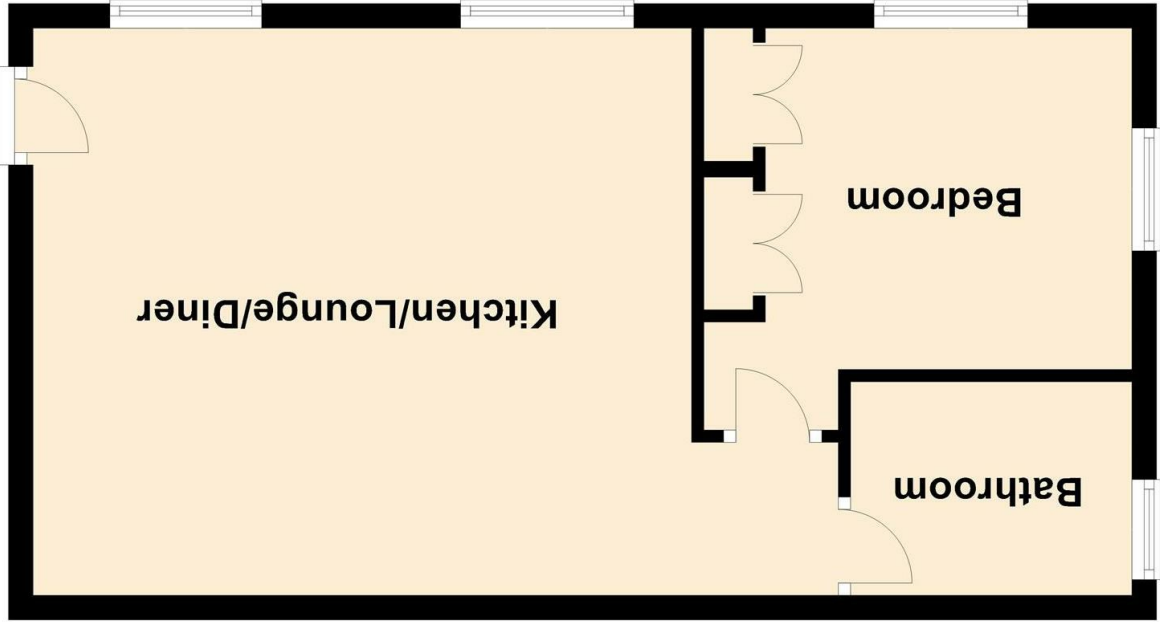
VIEWING: By appointment only with the office on the number below.
0121 711 1712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Ground Floor



245 Olton Bridge Warwick Road Solihull B92 7AH
Council Tax Band: B

Energy Efficiency Rating		
England & Wales		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
		EU Directive 2002/91/EC
		2002/91/EC
		Potential
		Current
		60
		60

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.