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SALES & LETTINGS

**82 ROCK ROAD
SOLIHULL
B92 7LD**

Welcome this spacious traditional semi-detached family home offering three bedrooms. Conveniently located for Olton Train Station and local schools, this property is perfect for families or first-time buyers.

Step into this fabulous property on Rock Road in Olton, offering comfortable and stylish living spaces. The modern fitted kitchen/diner is a standout feature, providing ample cupboard space and French doors that lead out onto the garden, creating a seamless indoor-outdoor flow. The living room boasts a beautiful curve bay window, adding character and natural light to the space.



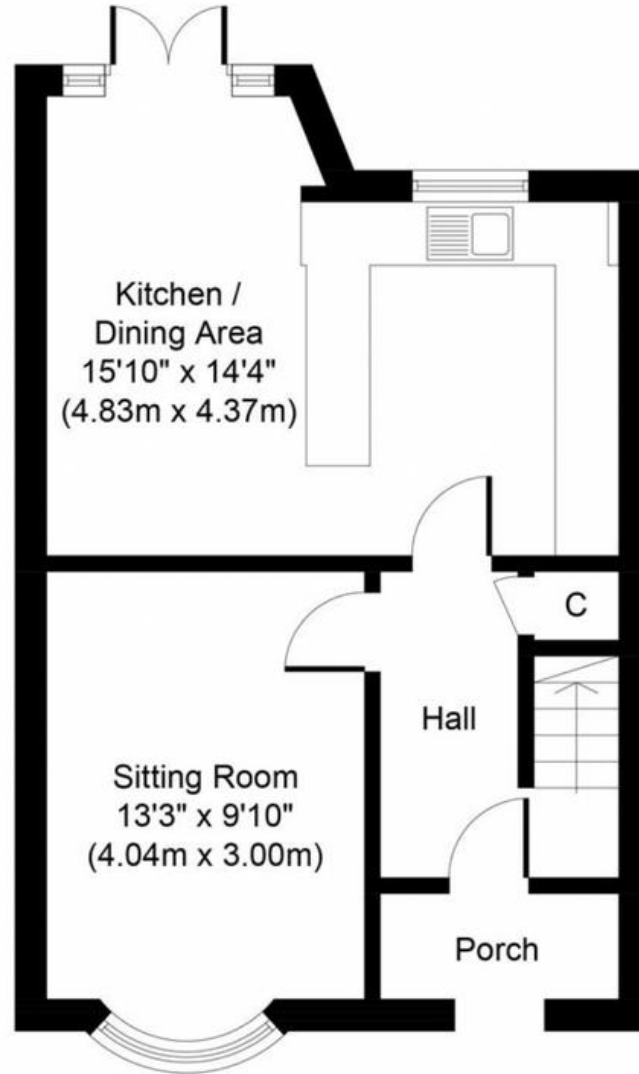


Upstairs, you will find two double bedrooms and one single bedroom, providing comfortable sleeping quarters for the whole family. The bedrooms are well-proportioned and offer versatility to suit various needs. Completing the upper level is the modern family bathroom.

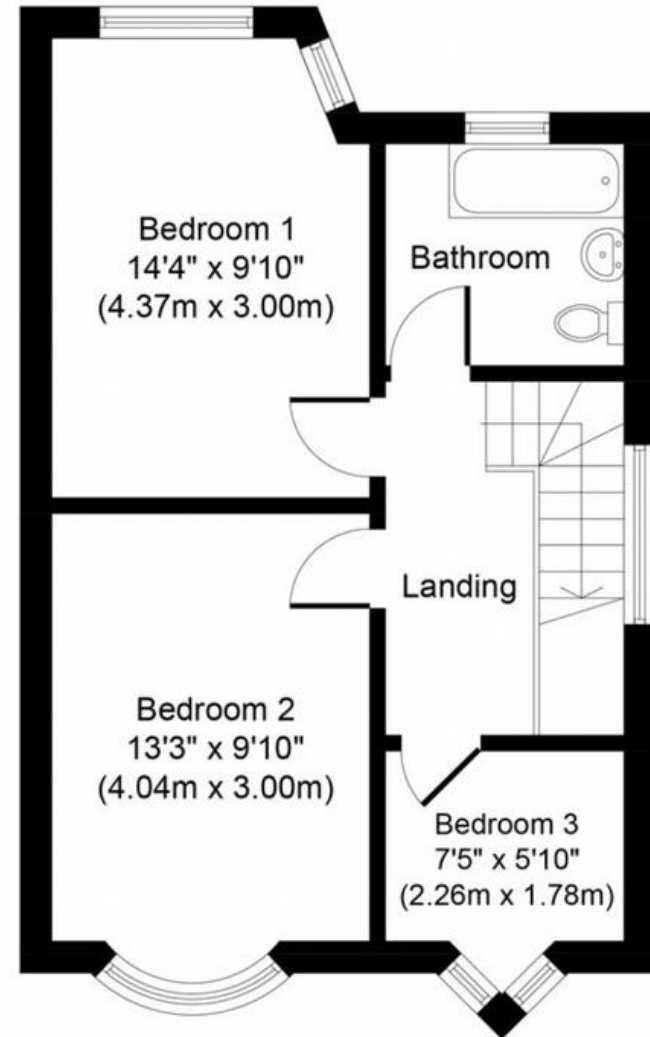


The rear of the property benefits from a landscaped garden, providing a peaceful and private outdoor space for relaxation and recreation. The garden boasts a patio area, perfect for al fresco dining and entertaining during the warmer months. To the front of the property you'll find off-road parking for two cars which ensures convenience and ease of access.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	89
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
Approximate Floor Area
470 Sq. ft.
(43.7 Sq. m.)



First Floor
Approximate Floor Area
474 Sq. ft.
(44.0 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

FEATURES

- Spacious Traditional Semi-Detached Family Home
- Modern Fitted Kitchen/Diner
- Living Room
- Ample Storage Options
- Three Bedrooms
- Modern Family Bathroom
- Off-road Parking
- Rear Landscaped Garden With Patio Area
- Conveniently Located Near Olton Train Station and Local Schools
- Easy Access to Solihull Town Centre and Motorway

SIZE

Total - 944 Sq Ft

TENURE

Freehold

COUNCIL TAX

Solihull Metropolitan Borough Council C

SERVICES

All mains services are connected to the property.
It is advised that you confirm this at point of offer.

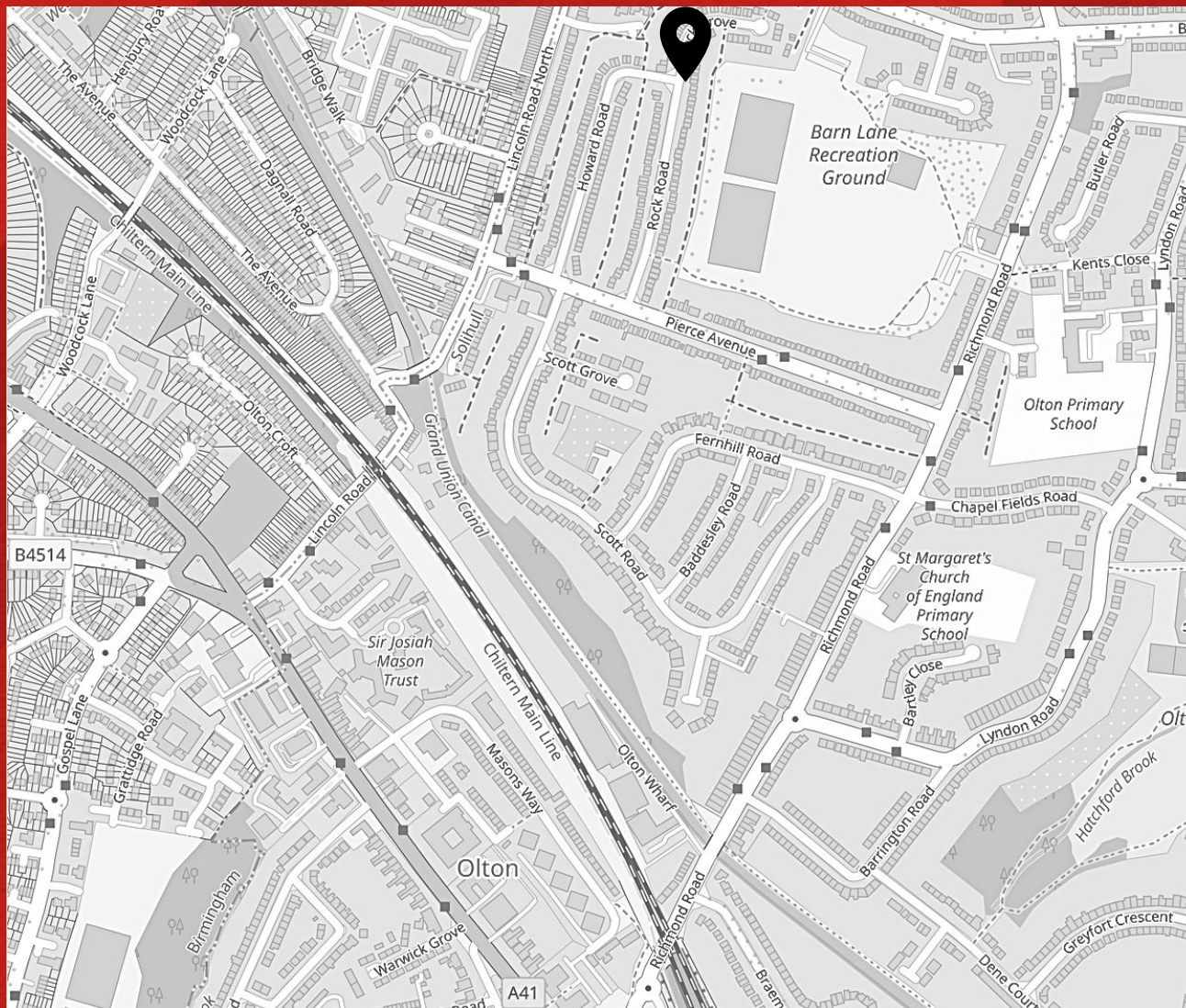
VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

📞 0121 775 0101

✉ sales@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



LOCATION

Situated on Rock Road in Olton, this property benefits from a desirable location. It is conveniently positioned near Olton Train Station, offering easy access to Birmingham city centre and other destinations. The area is well-served by good local schools, providing quality education options for families. Solihull town centre, with its array of shops, restaurants and amenities, is within a short drive. The Midlands motorway network, including the M42 and M6, is easily accessible, making this an ideal location for commuters.

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Call us on **0121 755 0101** www.dmandcohomes.co.uk sales@dmandcohomes.co.uk