



DM&Co.
SALES & LETTINGS

**70 RICHMOND ROAD
OLTON
B92 7RR**

A lovely traditional style semi detached family home which offers the benefit of no upward chain. This lovely family home is a set in a very popular part of Solihull close to many amenities and early viewing is therefore recommended.

Step into a welcoming and spacious hallway, providing access to the ground floor spaces. The lounge, dining room, and kitchen seamlessly flow, offering versatility, whilst a generously sized conservatory is a perfect space for enjoying sunlight or casual dining.









Ascend the stairs to the first floor landing, granting access to 3 bedrooms and a family bathroom. Two of the bedrooms boast ample proportions, ideal for relaxation, while the third, a versatile single room, can adapt to your needs as a home office or study. The well-appointed bathroom, complete with a bath and separate walk-in shower, ensures both convenience and comfort.





The established rear garden outside invites you to unwind, featuring a tranquil patio, lush lawn, and shrub beds. At the front, a convenient drive offers off-road parking, simplifying daily life.



FEATURES

- Three Bedrooms
- Two Reception Rooms
- Spacious Kitchen Diner
- First Floor Bathroom/WC
- Thoughtful Double Glazing
- Efficient Central Heating
- Private Front Drive
- Serene Established Rear Garden
- Close to Olton Train Station

SIZE

Total - 1070.4 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.

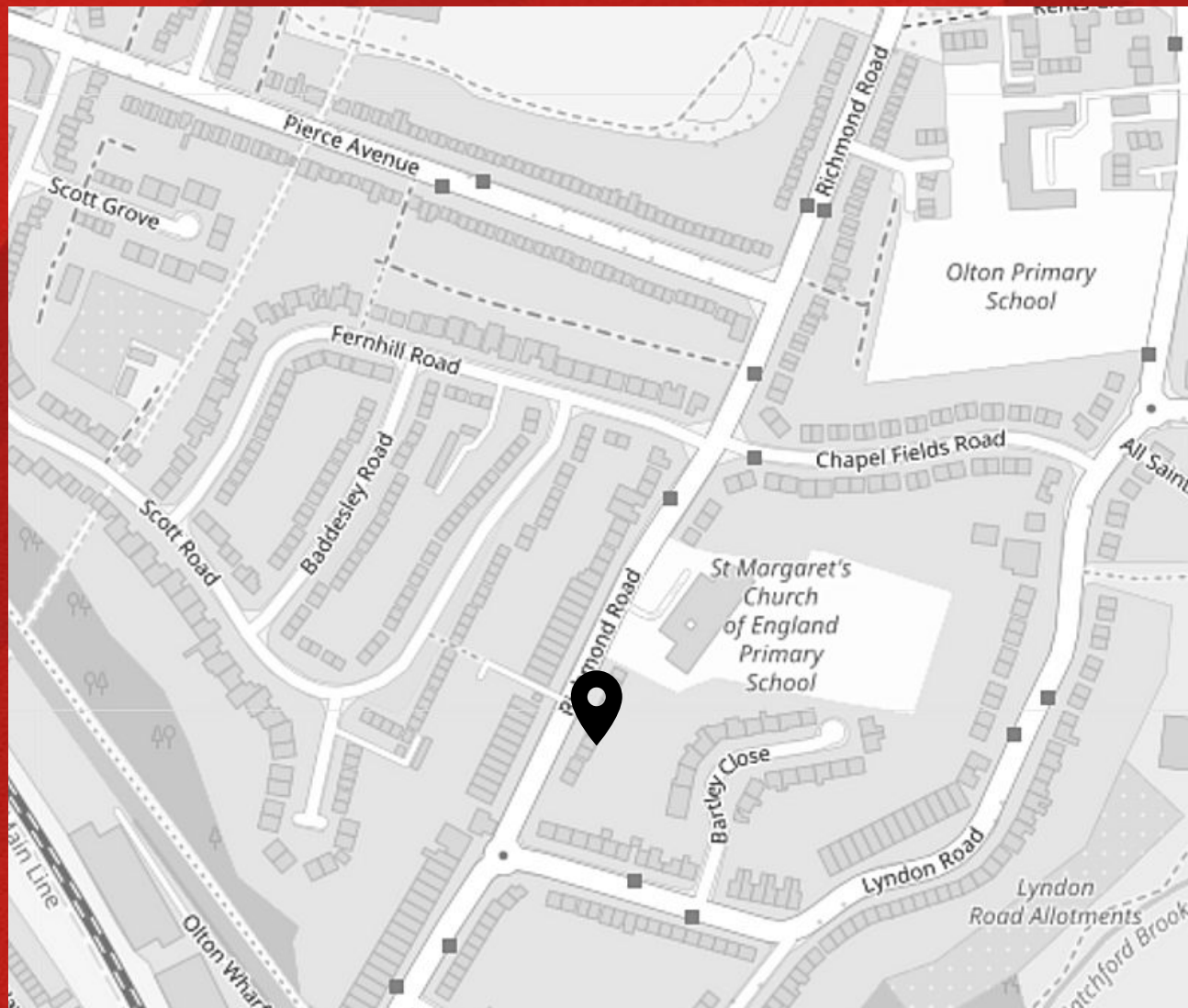
VIEWING

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 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.

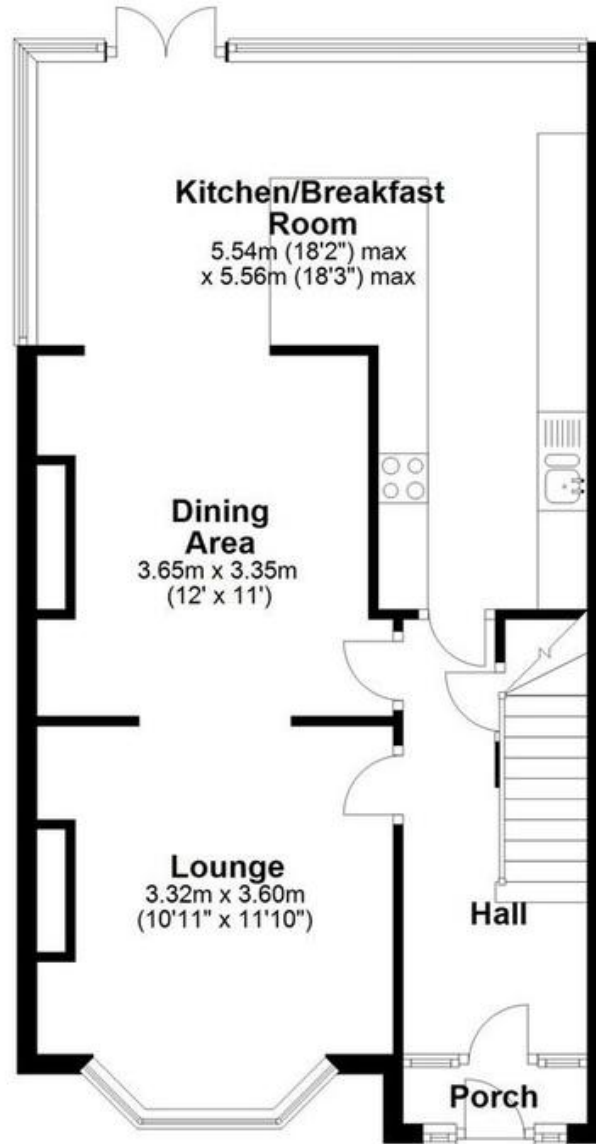


LOCATION

Situated in the heart of a sought-after Solihull location, this family home embraces an array of nearby amenities. With its welcoming charm and practical features, it presents an excellent opportunity for a comfortable lifestyle.

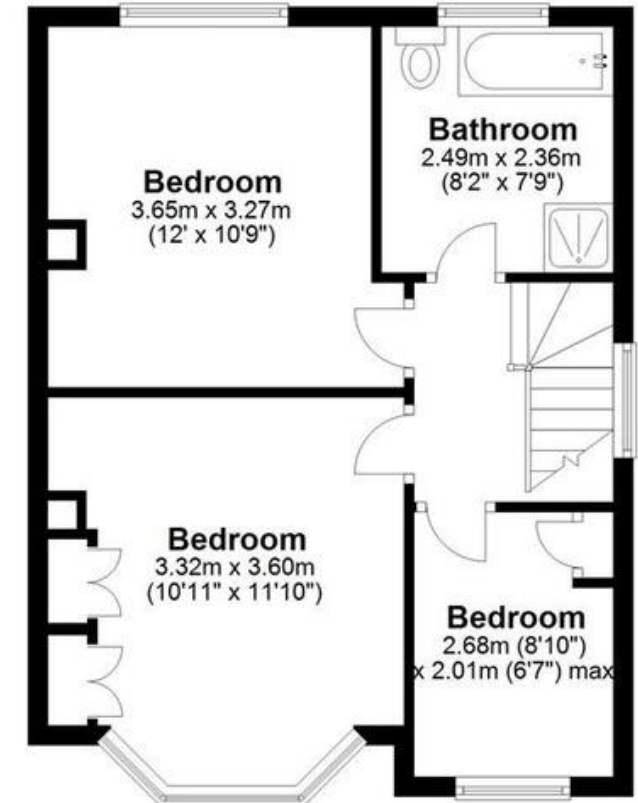
Ground Floor

Approx. 57.9 sq. metres (623.5 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



Total area: approx. 99.4 sq. metres (1070.4 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	64	80
(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	

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