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SALES & LETTINGS

**36 OLTON COURT
WARWICK ROAD
B92 7HX**

Discover this stunning new build semi-detached home in Olton Court, offering solar panels, EV charging and a secure gated community. Ideal for modern families, this property boasts a south/west facing garden and two allocated parking spaces.

Step into a welcoming entrance hall that sets the tone for this beautifully crafted home. The hall, featuring a handy guest cloakroom, leads to an impressive kitchen adorned with Amtico flooring. The kitchen, a harmonious blend of style and functionality, presents grey wall and base units, integrated with essential appliances to include a gas hob with extractor hood, electric oven, fridge/freezer and dishwasher. Flooded with natural light, the kitchen overlooks the tranquil front elevation. Beyond, a spacious lounge/dining room awaits, a perfect space for family gatherings or quiet evenings. French doors open to the rear garden, seamlessly blending indoor comfort with outdoor serenity.





Ascending the stairs, the first floor reveals a thoughtfully designed layout. The principal bedroom, a serene retreat, features a modern ensuite with a sleek corner shower cubicle.



Two additional bedrooms, each with their own charm, share a well-appointed family bathroom. These rooms offer a canvas for personalisation, blending comfort with potential.





The south/westerly facing rear garden is a blank canvas for garden enthusiasts, primarily laid to lawn with a paved patio and gated side access. It's a space ripe for transformation into a colourful oasis. Additionally, the convenience of two allocated parking spaces and an EV charging point enhances the appeal of this outdoor area.





FEATURES

- New Build Semi-Detached
- Three Bedrooms
- Spacious Lounge/Dining
- Modern Fitted Kitchen
- En-Suite in Principal Bedroom
- Family Bathroom
- South/West Garden
- Gated Community
- Solar Panels and EV Point
- 10 Year ICW Build Warranty

SIZE

Total - 906 Sq Ft

TENURE

Freehold

COUNCIL TAX

Solihull Metropolitan Borough Council - TBC

SERVICES

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

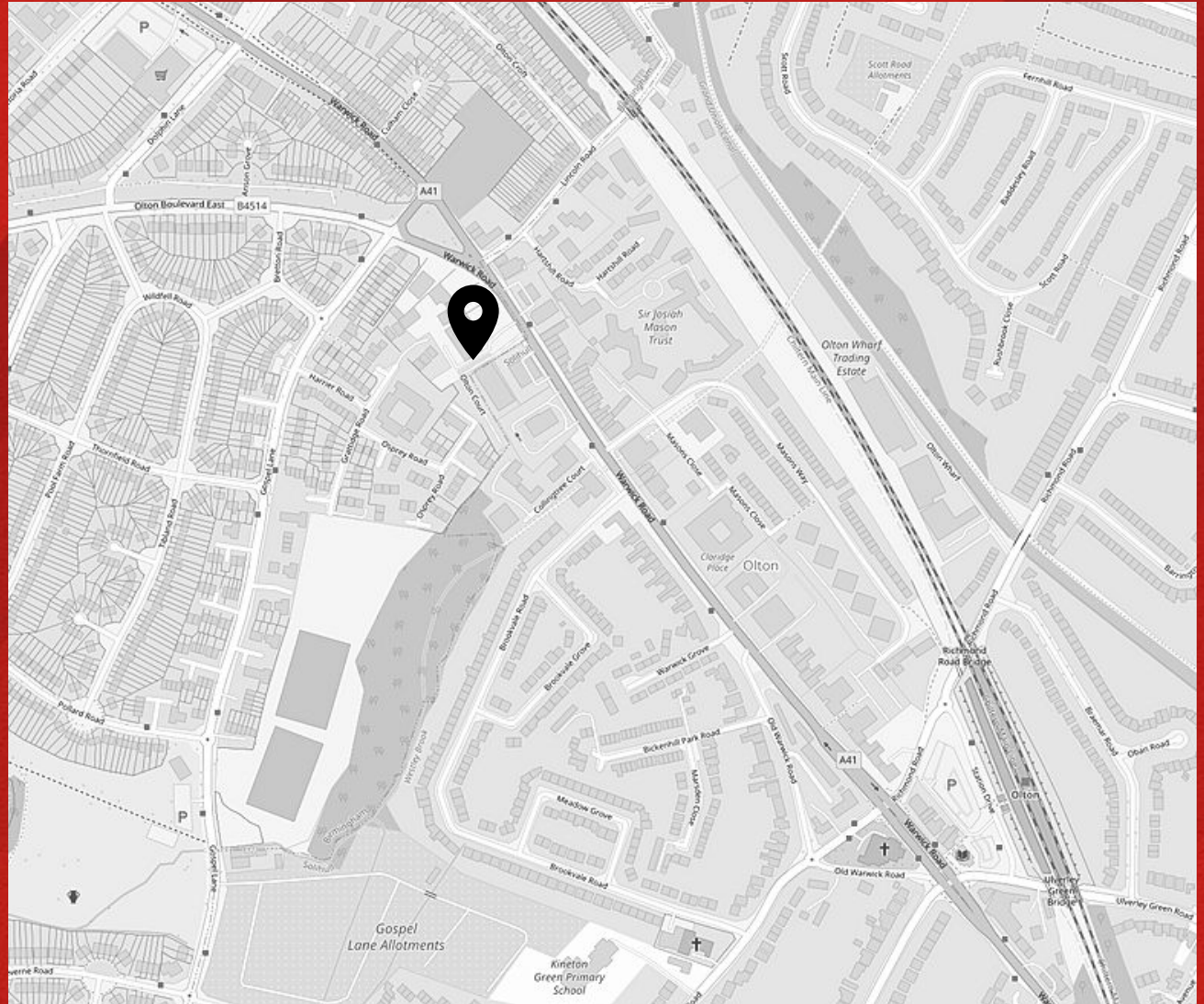
VIEWING

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

☎ 0121 775 0101

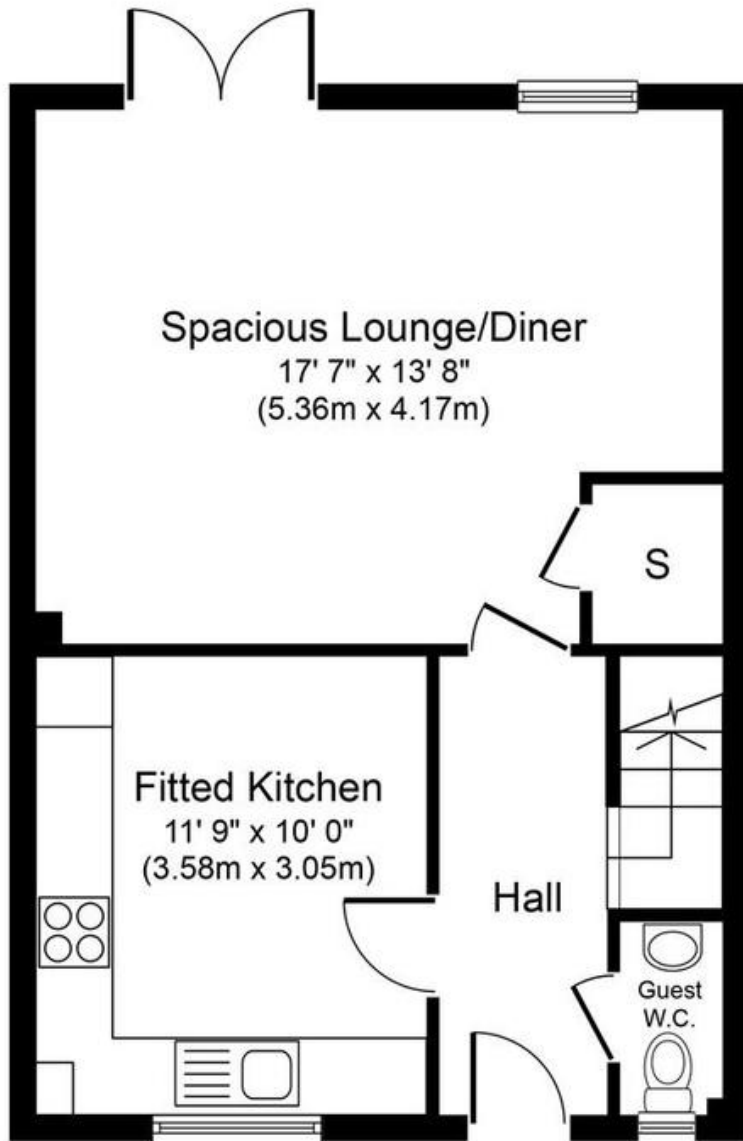
@ sales@dmandcohomes.co.uk

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.

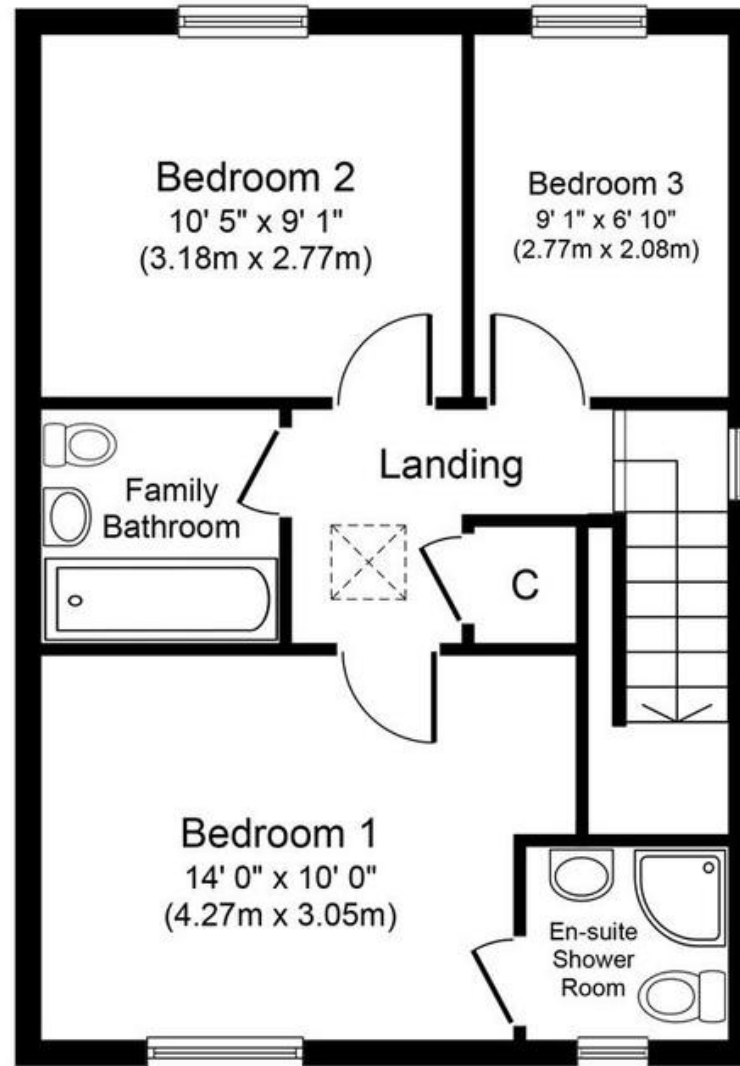


LOCATION

Olton Court is perfectly positioned for commuters to Birmingham and Solihull, with easy access to regular bus services on Warwick Road and proximity to Olton Train Station. The local area is abundant in amenities, with Olton Hollow and Acocks Green within walking distance, offering a blend of convenience and community spirit."



Ground Floor
Approximate Floor Area
453 sq. ft.
(42.1 sq. m.)



First Floor
Approximate Floor Area
453 sq. ft.
(42.1 sq. m.)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A	93	94
(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

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.

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