



**DM&Co.**  
SALES & LETTINGS

**102 SWANSWELL ROAD  
SOLIHULL  
B92 7EZ**

Discover a delightful two bedroom ground floor maisonette, offering comfort and style. Nestled in a convenient location, it features a cozy living room with a gas fireplace, a modern kitchen with integrated appliances and a charming garden, ideal for summer relaxation.

The maisonette welcomes you into the hallway which has a practical utility/store room. Leading off is a stylish, separate kitchen equipped with integrated appliances and views over the garden. The heart of the home is the dual-aspect living/dining room, where warmth radiates from the feature gas fireplace. Large doors open onto a well-sized patio, inviting natural light and creating a seamless indoor-outdoor experience. The space is designed for both relaxation and entertaining, offering a blend of modern living with a homely feel.





The property boasts two generously sized double bedrooms. One of the bedrooms benefits from fitted wardrobes, offering ample storage space. Complementing these restful spaces is the modern family bathroom, thoughtfully designed to cater to the needs of a family.



The property benefits from a share of the rear garden and consists of a good size patio perfect for entertaining or relaxing in the summer months and leads onto a small area of lawn. To the front of the property you have a large front garden and on road parking.

## FEATURES

- Ground Floor Maisonette
- No Upward Chain
- Two Double Bedrooms
- Modern Family Bathroom
- Kitchen with Integrated Appliances
- Dual-Aspect Living/Dining Room
- Personal Outdoor Space
- Large Front Garden
- Great Local Amenities.
- Near Olton Train Station

## SIZE

Total - 676.3 Sq Ft

## TENURE

Leasehold - 189 Years from 29th September 1964

Peppercorn Rent

No Payable Ground Rent

No Service Charge

## COUNCIL TAX

Solihull Metropolitan Borough Council B

## SERVICES

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

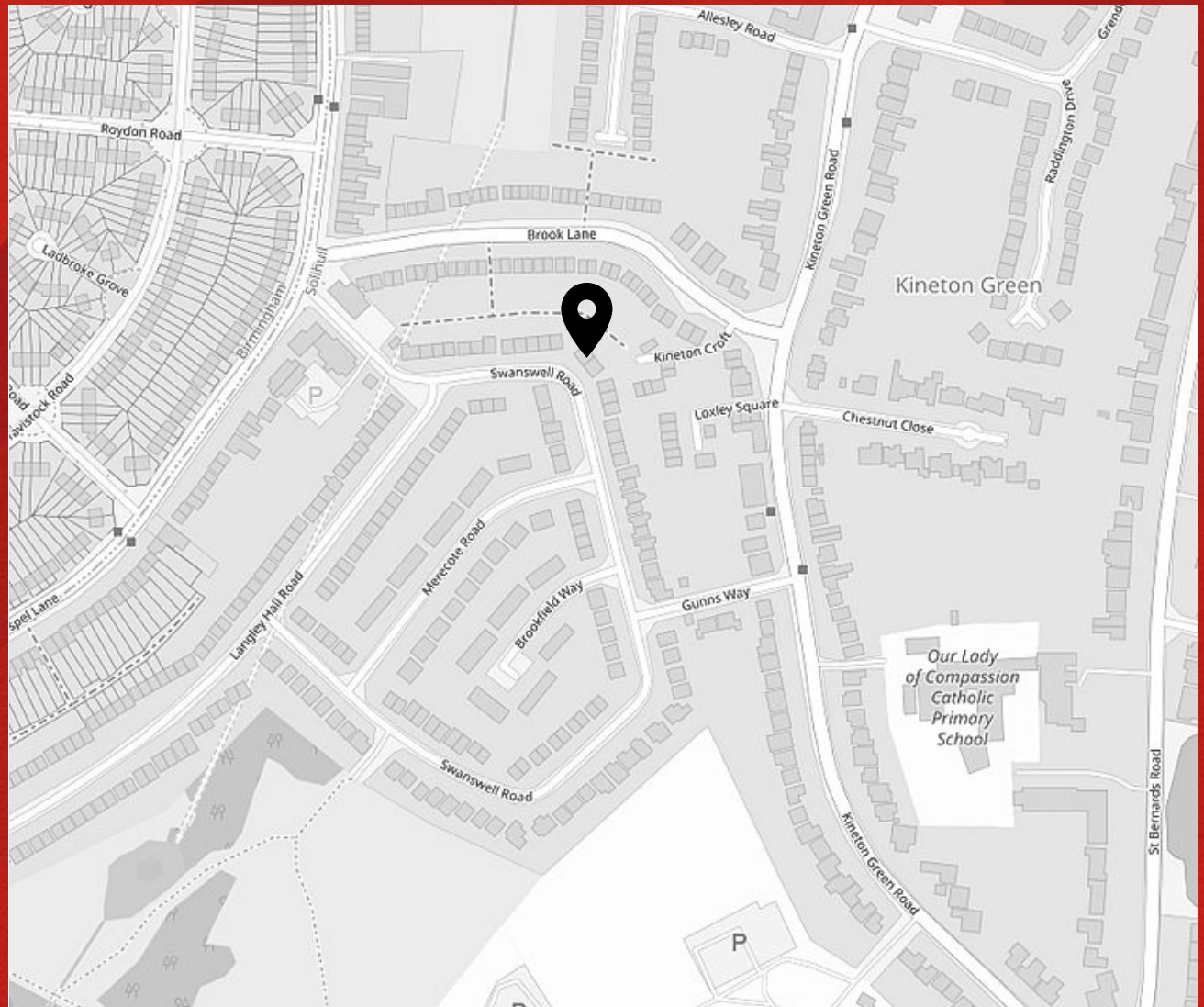
## VIEWING

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.\*

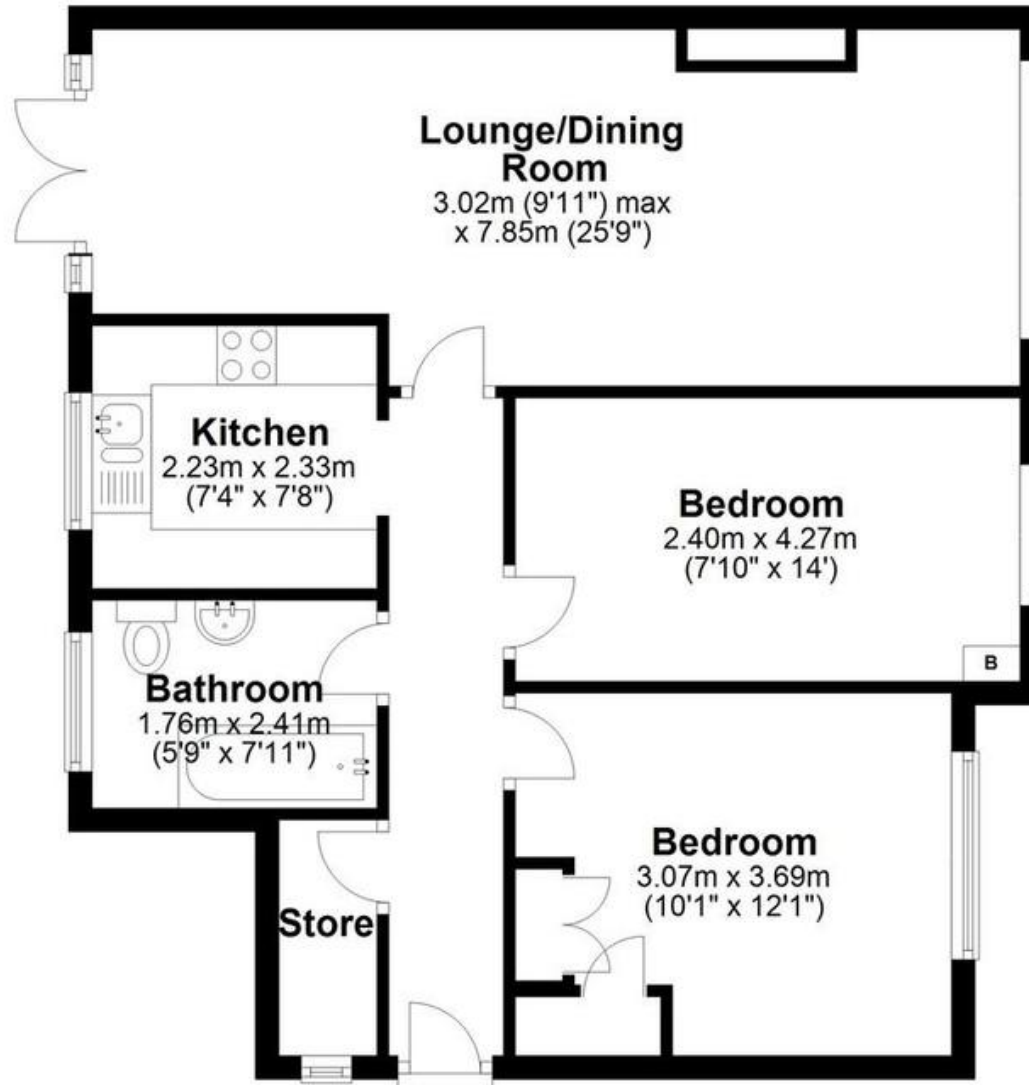


## LOCATION

Situated in a prime location, the property is just a stone's throw from Olton Train Station, making commuting effortless. The neighbourhood is enriched with various amenities, including schools for all ages and local medical facilities. The area offers abundant opportunities for outdoor activities, ensuring a balanced lifestyle for its residents.

# Floor Plan

Approx. 62.8 sq. metres (676.3 sq. feet)



Total area: approx. 62.8 sq. metres (676.3 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

*DM & Co.*

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