



DM&Co.
SALES & LETTINGS

**1 CANTERBURY PLACE
SCOTT ROAD
SOLIHULL
B92 7LS**

Charming end terrace townhouse, freshly re-decorated, it offers accessibility and convenience to Olton Train Station. Perfect for first-time buyers and investors.

Step into this welcoming end townhouse to discover a blend of style and practicality. The entrance hallway, complete with a handy storage cupboard and guest cloakroom, sets the stage for a home that balances comfort with convenience. The heart of the house is the well-appointed kitchen, facing the front elevation, where every appliance and surface invites you to whip up culinary delights. Beyond, the living/dining room, bathed in natural light from two double windows, offers a versatile space for relaxation and entertaining. Here, comfortable seating meets dining area, all framed by tasteful decor and stairs leading to the upstairs accommodation.





The first floor of this delightful home continues to impress. Two generously sized bedrooms, each boasting large fitted wardrobes, provide personal retreats. The principal bedroom is not only spacious but also benefits from an en-suite shower room, adding a touch of privacy and luxury. Complementing these rooms is a modern family bathroom, equipped with contemporary fittings, ensuring a comfortable living experience for all members of the household.

The external features of this property include one dedicated parking space, supplemented by six communal visitor spaces. While there isn't a specific garden or garage, these parking facilities add significant value, especially in a suburban setting where parking is often at a premium.



FEATURES

- End Terrace Home
- Recently Re-Decorated
- Near Olton Train Station
- Welcoming Entrance Hallway
- Bright, Airy Kitchen
- Spacious Living/Dining Area
- En-Suite in Principal Bedroom
- New Boiler
- Allocated Parking Space
- Communal Grounds

SIZE

Total - 676 Sq Ft

TENURE

The property is Freehold with the land surrounding it is Leasehold.

Service Charge: £694 per annum.

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.

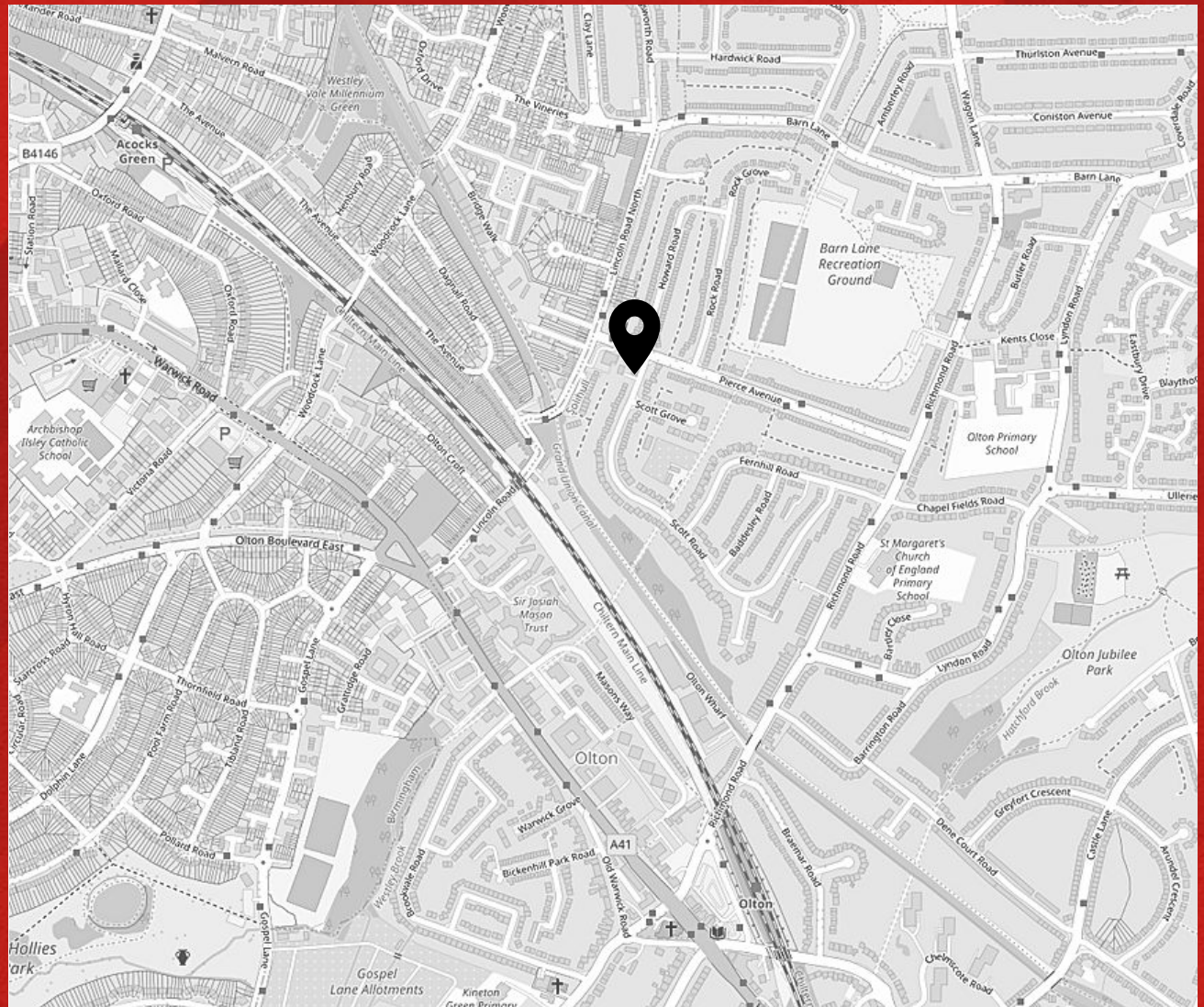
VIEWING

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

📞 0121 775 0101

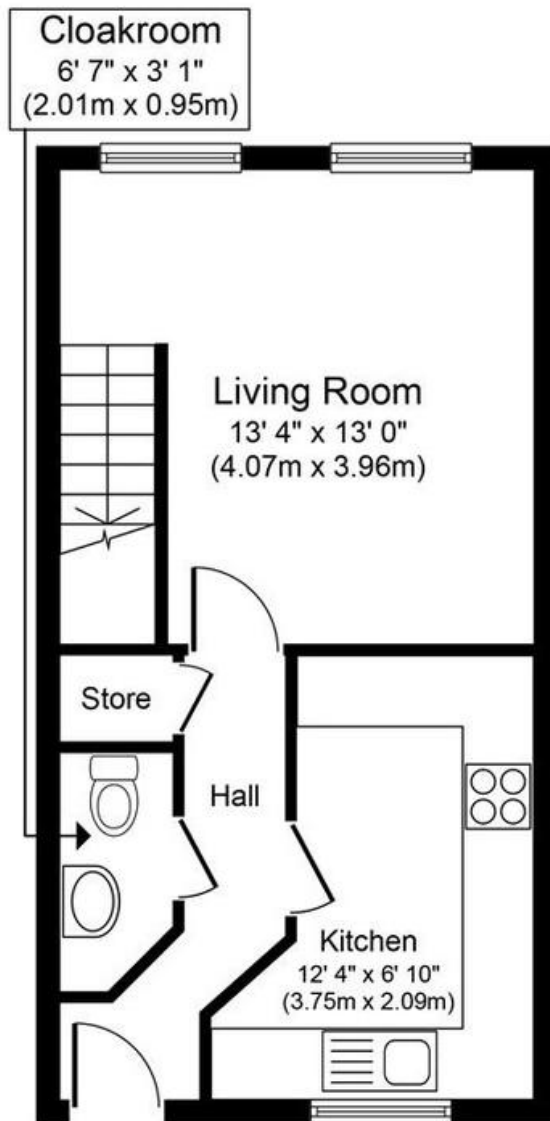
✉ sales@dmandcohomes.co.uk

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.

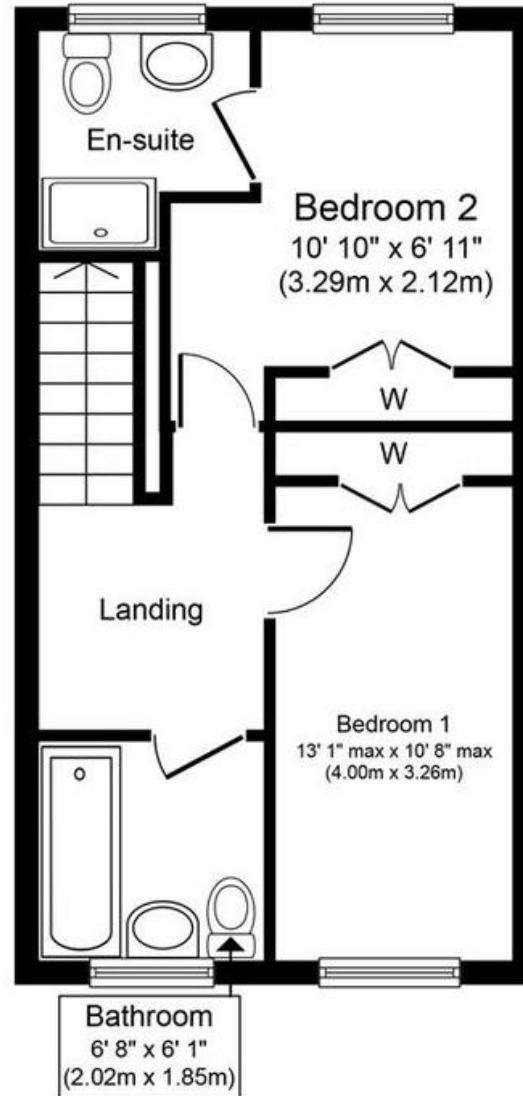


LOCATION

Nestled in a sought-after neighbourhood, this townhouse is ideally positioned for those looking for a balance of tranquility and convenience. The proximity to excellent local schools and a welcoming park offers a community feel. Essential amenities, such as local shops and efficient travel links, are readily available. The bustling Solihull town centre, with its additional amenities and train station, is just a short drive away, enhancing the property's appeal for both residents and investors.



Ground Floor
Approximate Floor Area
338 sq. ft.
(31.4 sq. m.)



First Floor
Approximate Floor Area
338 sq. ft.
(31.4 sq. m.)

| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) | A | 89 |
| (81-91) | B | |
| (69-80) | C | 76 |
| (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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