



19 Bickenhill Park Road Olton, Solihull

**A Three Bedroom House set on a Corner Plot
Located in a Popular Residential Cul-De-Sac Location
Being Offered For Sale with "No Upward Chain"
Benefiting from Central Heating and Double Glazing
Offering Accommodation Comprising:- Entrance Hall
Fitted Kitchen, Dining Room, Lounge, Three Bedrooms
Bathroom, Off Road Parking, Side Plot and Rear Garden**

£199,950

Viewing Shirley Office 0121- 683 8833

19 Bickenhill Park Road, Olton, B92 7JP

An opportunity to acquire a three bedroom house set on a corner plot, located in a popular residential cul-de-sac location. Being offered for sale with "No Upward Chain". Benefiting from central heating and double glazing, offering accommodation comprising:- entrance hall, fitted kitchen, dining room, lounge, three bedrooms bathroom, off road parking, side plot and rear garden.

Entrance

Having timber entrance door to:-

Entrance Hall

Having tiled flooring, under stairs storage cupboard, doors off to:-

Lounge 15'2" x 15'8"

Having dado rail, coving to ceiling, two central heating radiators, large double glazed sliding patio doors and open plan staircase to the first floor.

Kitchen 10'2" x 7'4"

Having roll edge work surfaces, sink unit with mixer tap, ceramic splashbacks and tiled flooring. Being fitted with a range of base and drawer units with matching wall cupboards, integrated gas hob, electric oven, Vaillant central heating boiler and double glazed windows to the front. Access to:-

Dining Room 9'10" x 7'10"

Having central heating radiator and double glazed window to the front.

ON THE FIRST FLOOR

Landing

Having sliding ladder giving access to the loft, airing cupboard, double glazed window to the side and doors off to:-

Bedroom One (front) 12'4" x 9'0"

Having recessed cupboard/wardrobe, central heating radiator and two double glazed windows.

Bedroom Two (rear) 9'1" x 8'0"

Having central heating radiator and double glazed window.

Bedroom Three (rear) 7'3" x 6'1"

Having central heating radiator and double glazed windows.

Bathroom 9'4" x 6'1"

Being fitted with a suite comprising:- panelled bath, pedestal wash hand basin, low flush w.c., separate shower tray and shower unit, half height ceramic tiling and extractor.

OUTSIDE

Foregarden

Having lawn and borders with off road parking, timber fence boundary and gated access to:-



Rear Garden

Having patio, timber fenced boundaries, conifers, lawn, borders, and timber built shed.

Tenure

We are informed that the tenure of the property is Freehold. However, any interested parties are strongly recommended to have this information verified by their Solicitor or Surveyor at the earliest opportunity. Please consult us for further details.

GENERAL INFORMATION

Fixtures & Fittings - Only those items mentioned in the particulars are included in the sale. However, other items may be available by separate negotiation.

Viewing – Strictly by prior appointment through Shakespeares Estate Agents, Shirley Office:- Telephone:- 0121 683 8833.

Internet – All our properties can be seen on e-shakespeares.co.uk and rightmove.co.uk

Free Sales Valuation – If you have a property to sell, Shakespeares Estate Agents would be pleased to provide, without obligation, a free sales valuation at your convenience.

Independent Mortgage Advice – Shakespeares are proud to introduce Oak Tree Mortgages who are qualified professional independent mortgage advisers. They can provide you with up to the minute information on the available rates from a whole range of lenders. To arrange an appointment please contact Shakespeares Estate Agents on 0121 683 8833. Your Home is at risk if you do not keep up repayment on a mortgage or other loans secured on it.

Conveyancing - Shakespeares work very closely with local Solicitors and can introduce long established, reputable firms to you, who can provide a no-obligation conveyancing quotation. Upon completion of any transaction Shakespeares will receive an introductory fee, which will be paid out of the Solicitors own resources. This arrangement is regulated by the Solicitors Regulation Authority and The Solicitors Code of Conduct 2007

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We have in place procedures and controls which are designed to forestall and prevent Money laundering. If we suspect that a supplier, customer/client or employee is committing a Money laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the Serious Organised Crime Agency.

Description

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

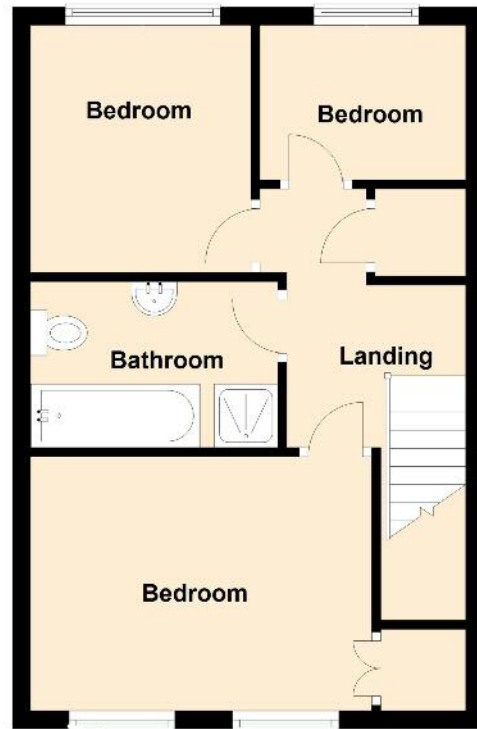
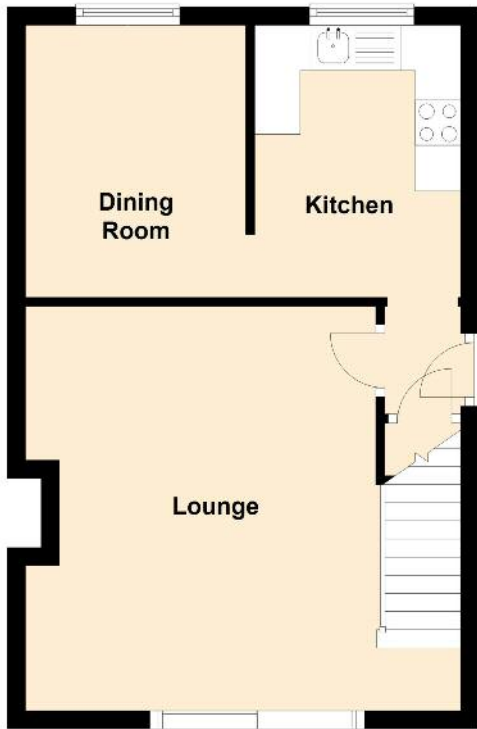
Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Shakespeares nor any of its employees has any authority to make or give any representation or warranty whatever in relation to this property.

Shakespeares have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Shakespeares have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.



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This plan is for identification purposes only. It is not to scale and is only intended to show the approximate relationship of one room to another. It should not be relied upon.

