

# HUNTERS®

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**53 Langley Hall Road, Solihull, B92 7HE**

**£200,000**

**Property Images**



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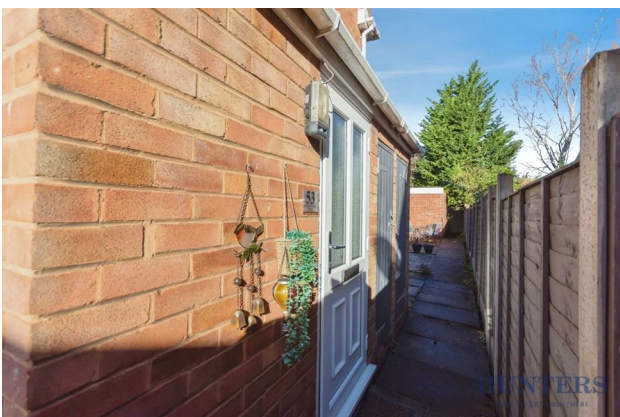
## Property Images

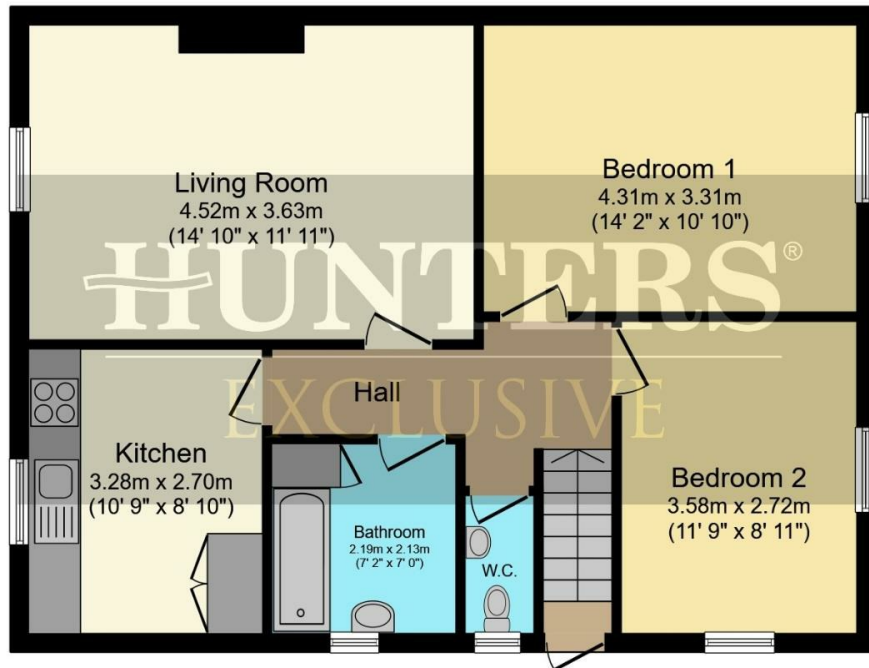


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## Property Images





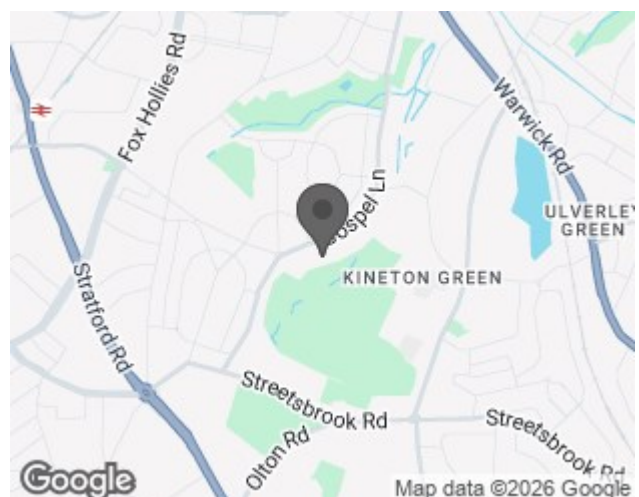
Total floor area 66.9 sq.m. (721 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## EPC

| Energy Efficiency Rating                           |         |           |
|----------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   | 73      | 76        |
| (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 |         |           |

## Map



## Details

Type: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Two-Bedroom First-Floor Apartment – Olton, Solihull

Situated in the highly sought-after residential location of Olton, Solihull, this beautifully renovated two-bedroom first-floor apartment offers stylish, contemporary living throughout. Having recently undergone an extensive refurbishment to a high standard, the property is ideal for first-time buyers, downsizers and investors alike.

Upon entering, a welcoming entrance hall provides access to the accommodation. The spacious living room offers an elegant yet comfortable setting, with generous proportions providing ample space for relaxing and entertaining.

The newly fitted kitchen has been finished to an impressive standard, featuring contemporary wall and base units, stylish work surfaces and excellent storage, creating a practical yet sophisticated space.

The property benefits from two well-proportioned bedrooms, including a generous principal bedroom and a versatile second bedroom, ideal for guests or use as a home office.

Completing the accommodation is a beautifully refurbished bathroom, featuring modern fittings and a contemporary finish, alongside a separate newly renovated WC for added convenience.

Extending to approximately 721 sq. ft., this impressive apartment offers generous accommodation finished to an excellent standard throughout.

Ideally positioned in Olton, the property enjoys convenient access to local shops, cafés and amenities, with Olton railway station providing excellent connections to Birmingham and Solihull. Solihull town centre and Touchwood Shopping Centre are also within easy reach.

The area is well served by local schools, including Olton Primary School, St Margaret's Church of England Primary School, Langley School and Lode Heath School.

Offering a superb combination of contemporary living, generous accommodation and a desirable location, early viewing is highly recommended.

## Features

• Beautifully renovated two-bedroom first-floor apartment • Highly desirable Olton location • Refurbished throughout to a high standard • Brand-new contemporary fitted kitchen • Newly refurbished modern bathroom  
Separate renovated WC • Spacious living room Two well-proportioned bedrooms • Approximately 721 sq. ft. • Excellent local schools and amenities • Convenient access to Olton railway station • Ideal for first-time buyers, downsizers and investors