

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, green, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

The image shows a three-story red brick house with a grey tiled roof and several dormer windows. The ground floor features two white doors with small windows above them, flanked by large white-framed windows. The second floor has two arched windows and a larger white-framed window. The house is surrounded by a lawn, a paved path, and some shrubs. A green tree is visible on the left side of the frame.

**Warwick Road**

**Olton**

**40% Shared Ownership £62,000**

## Description

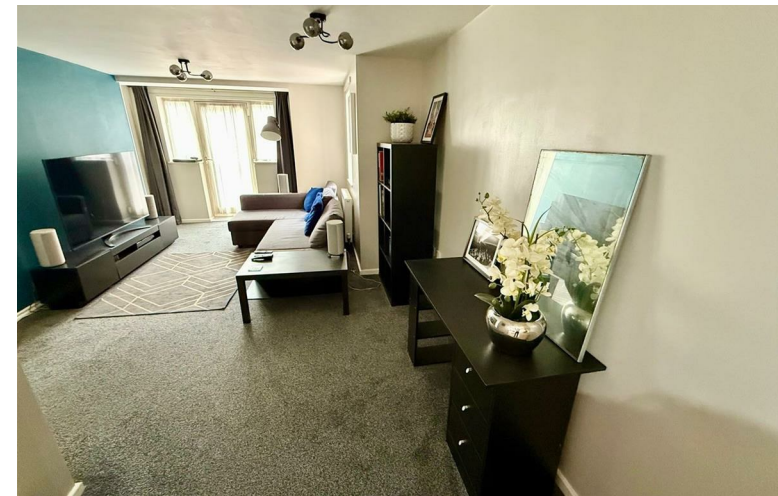
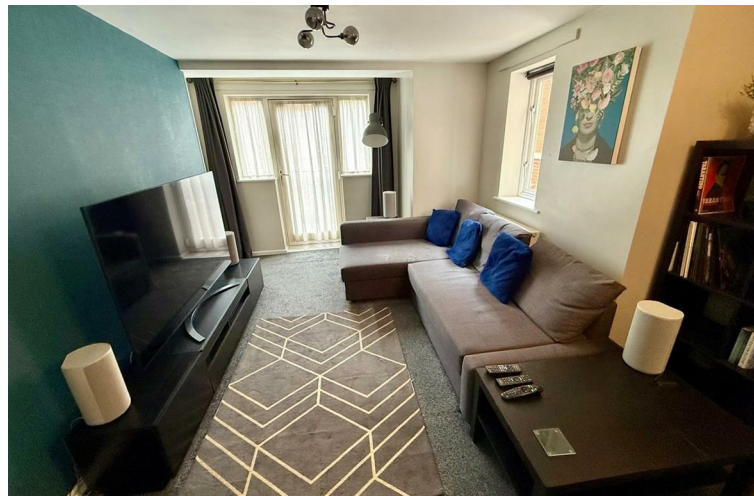
Situated in this most convenient location close to Olton Railway Station, this purpose built apartment is being sold on a shared ownership basis which is geared towards buyers getting onto the property ladder in a more affordable way.

Following the purchase of the 40% the new owner will be subject to a monthly rent and service charge which is currently £354.18. If any interested buyer is keen to establish affordability and would like to speak to a mortgage advisor we would be happy to recommend the services of a reputable local company who could assist you with this.

The main Warwick Road links Solihull Town Centre with Birmingham City Centre and along its length there are frequent bus services. There are local shops in Olton Hollow and of course some 2 miles distant is Solihull Town Centre; making it the most convenient of locations to reside.

The apartment is situated on the first floor and offers well proportioned accommodation with ample storage throughout. The property benefits from gas central heating and is built to a good standard of insulation making it very efficient to run.

The sellers are open to any interested party purchasing the furniture in the property which really does mean you could have everything you need to set up your first home. Viewing is recommended to appreciate the accommodation on offer and the property is to be sold with no upward chain.



**Accommodation**

**COMMUNAL ENTRANCE  
HALLWAY**

**RECEPTION HALLWAY**

**CLOAKS & STORAGE CUPBOARDS**

**OPEN PLAN LIVING AREA WITH  
JULIETTE BALCONY**

**FITTED KITCHEN**

**DOUBLE BEDROOM**

**BATHROOM**

**ALLOCATED PARKING SPACE**

**COMMUNAL GARDENS**



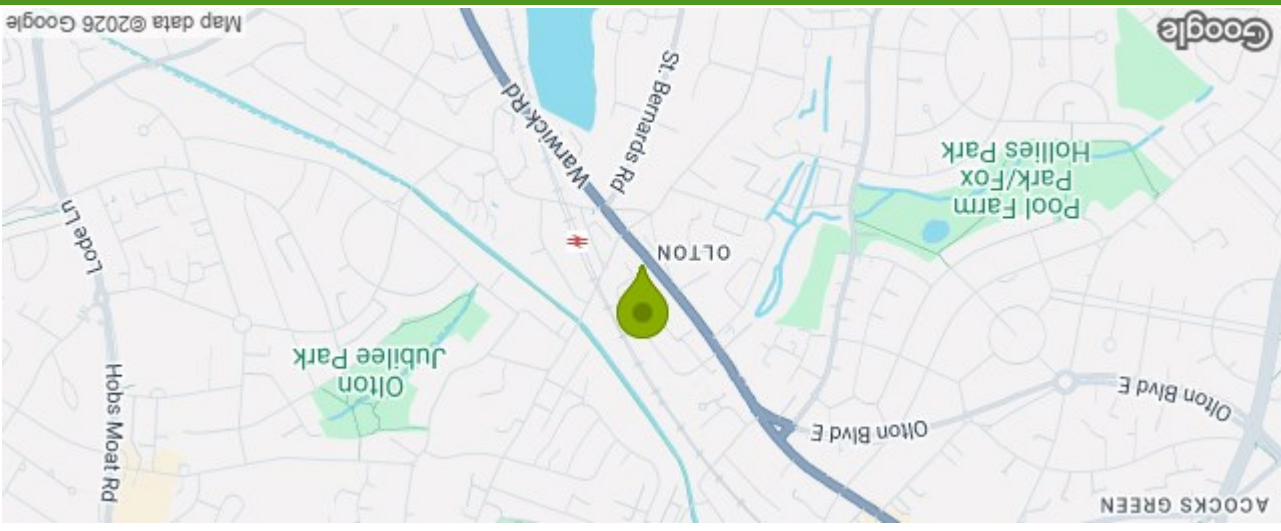
**TENURE:** We are advised that the property is Leasehold with approx 15 years remaining.

**BROADBAND:** We understand that the standard broadband download speed at the property is around 11 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 22/08/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likely to have/has limited current mobile coverage dependant on provider (data taken from checker.ofcom.org.uk on 22/08/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Apartment 16, 137 Warwick Road Olton Solihull B92 7HT**  
**Council Tax Band: B**

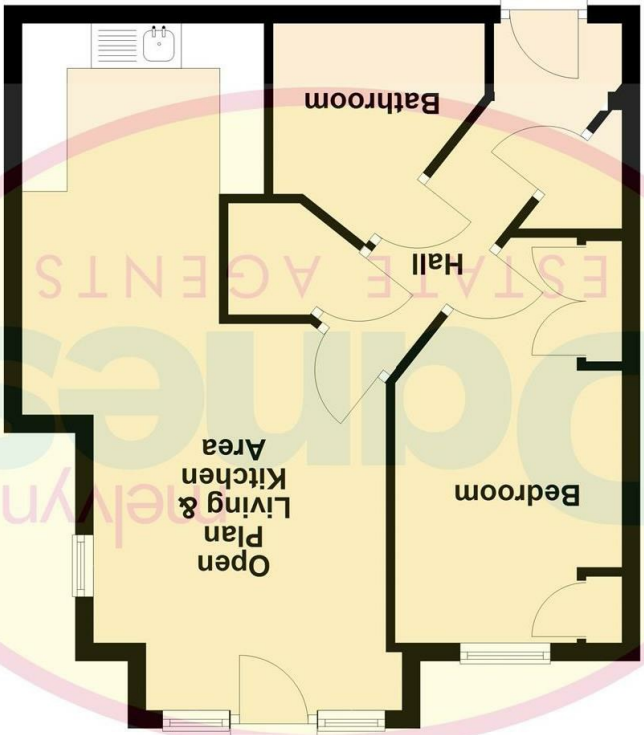
Energy Efficiency Rating	
Potential	Very energy efficient - lower running costs
Current	

Energy Efficiency Rating	Band	Running Costs
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
Not energy efficient - higher running costs	G	(1-20)

EU Directive 2002/91/EC

**First Floor**



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.