



melvyn  
**Danes**  
ESTATE AGENTS

Mickleton Road

Olton

Offers Around £259,950

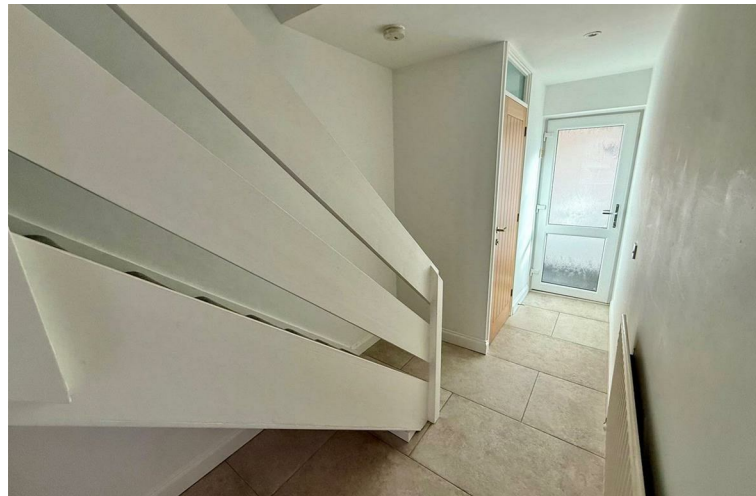
## Description

Mickleton Road is discreetly nestled in the heart of Olton off Kineton Green Road which links the main A41 Warwick Road with St Benards Road.

Olton has it's own Railway Station located within 1 mile of the property which offers commuter services to Birmingham City Centre, Solihull and beyond. The main A41 has many bus services operating routes throughout the suburbs to the city and for those looking to take advantage of the road network the A41 leads to junction 5 of the M42.

Solihull is known for good schooling and we understand that the property falls within the Langley Secondary School Catchment but all catchments are subject to confirmation from the local education authority.

This particular property is located at the head of the cul-de-sac and offers deceptively spacious accommodation that is presented to a good standard; with 'oak' internal doors, combi gas central heating, refitted stylish kitchen with range style oven and integrated dishwasher.



**Accommodation**

**FRONT DRIVEWAY PARKING**

**PORCH ENTRANCE**

**RECEPTION HALLWAY**

**GUEST CLOAKS WC**

**LOUNGE**

17'7" x 11'2" max (5.36m x 3.40m max)

**REFITTED DINING KITCHEN**

17'7" x 11'2" max (5.36m x 3.40m max)

**LANDING**

**BEDROOM ONE**

12'8" x 11'0" max (3.86m x 3.35m max)

**BEDROOM TWO**

13'1" x 9'0" (3.99m x 2.74m)

**BEDROOM THREE**

8'7" x 8'7" (2.62m x 2.62m)

**BATHROOM**

**REAR GARDEN**

**BRICK BUILT STORE**



TERMS: We are advised that the property is Freehold.

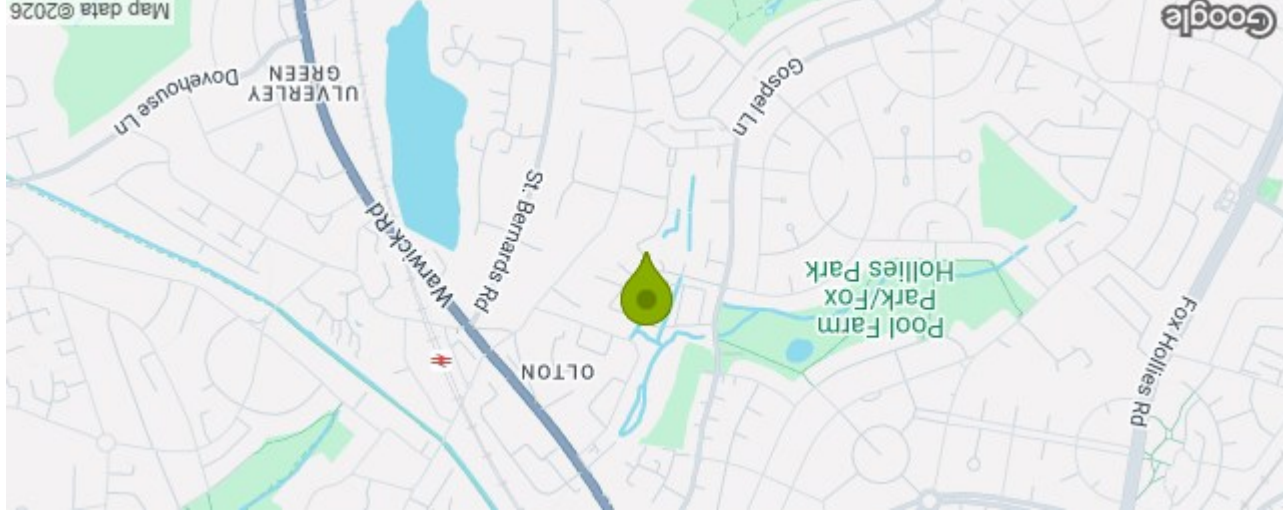
**BROADBAND:** We understand that the standard broadband download speed at the property is around 1Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800Mbps. Data taken from checker.ofcom.org.uk on 18/11/2025. Actual service availability at the property or speeds received may be different. We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 18/11/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**VIEWING:** By appointment only with the office on the number below.

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.

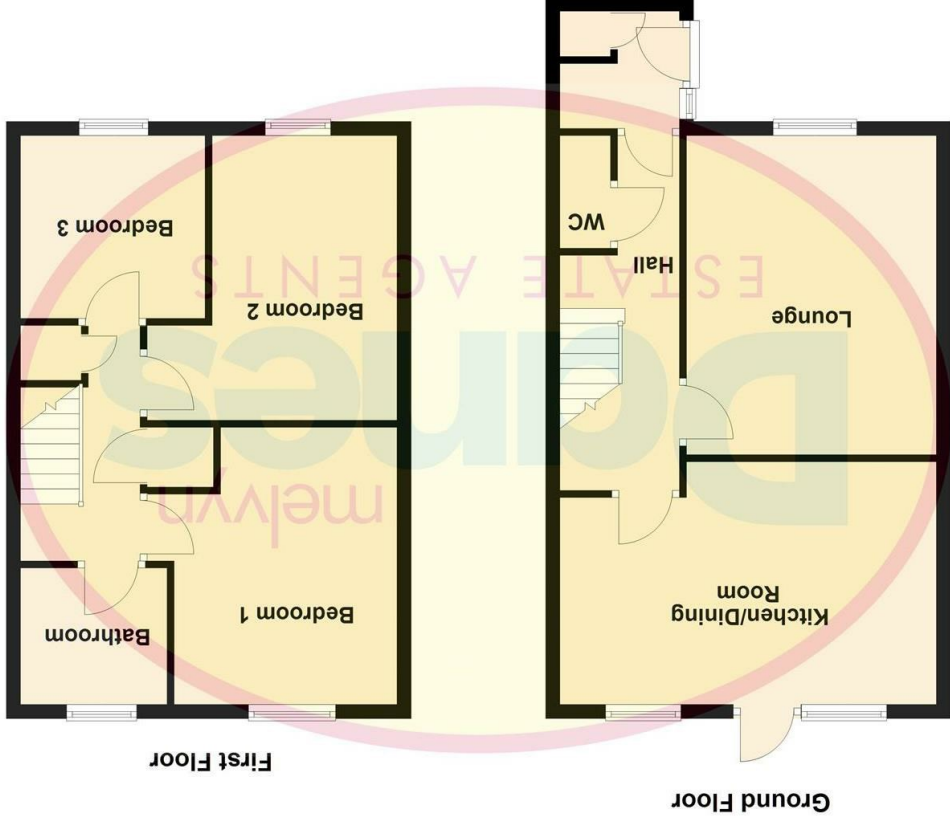
**Money Laundering Regulations:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and 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 a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92 plus)
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	83
Current	72
Potential	

88 Mickleton Road Olton Solihull B92 7EP  
Council Tax Band: C



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.