



£550,000 Offers In Excess Of

Hay Lane, Shirley, Solihull

Detached House | 5 Bedrooms | 2 Bathrooms

0121 249 6207

**BLACK & GOLDS**  
REAL ESTATE SOLUTIONS

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# Step Inside

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## Property Description

BLACK AND GOLDS ESTATE AGENTS are delighted to offer for sale this immaculately presented five bedroom detached property situated in the most convenient location on Hay Lane in Monkspath, Solihull, B90. The property is ready to move straight into and has the benefit of being sold CHAIN FREE!

## Main Particulars

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Monkspath is a sought after location which is ideally situated within close proximity to the luxuries, amenities, eateries and transport links in both Solihull and Shirley. The transport links provide easy access into; Birmingham City Centre, Birmingham Airport, Birmingham NEC, Stratford Upon-Avon and many more sought after locations. The property is also within the catchment area for good schooling of all ages, making it perfect for both families and commuters!

Please refer to the floorplan for room measurements.

The property briefly comprises:

### OUTSIDE:

The property is set back from the road via a dropped kerb which leads onto a spacious driveway which benefits from mature shrubberies which provide ample privacy to the property. The rear garden is equally as private with shrubberies, fencing, a spacious patio area and a section laid to lawn.

### INSIDE:

The inside of the property has been renovated to a high standard and benefits from brand new flooring, new chrome electrical socket's and light switches throughout. In the downstairs of the property you will find; two reception rooms, a large conservatory to the rear, brand new downstairs WC, and brand-new kitchen with new fitted appliances. The upstairs of the property hosts five spacious bedrooms, brand new bathroom suite to the rear and loft access from the landing.

### TENURE:

We are advised that the property is Freehold, but recommend that interested parties verify this information.

The Consumer Protection Regulations 2008:

Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain

verification from their own solicitor or surveyor.

The Consumer Protection from Unfair Trading Regulations 2008:

Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licensed conveyancer or surveyor.

PLANNING PERMISSION AND BUILDING REGULATIONS:

It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

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