



£260,000 Offers In Excess Of

Yardley Wood Road, Shirley, Solihull

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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 spacious three bedroom semi-detached property situated along Yardley Wood Road, B90. In need of modernisation this property has the benefit of being sold CHAIN FREE and has excellent potential throughout!

## Main Particulars

BLACK AND GOLDS ESTATE AGENTS are delighted to offer for sale this spacious three bedroom semi-detached property situated along Yardley Wood Road, B90. In need of modernisation this property has the benefit of being sold CHAIN FREE and has excellent potential throughout!

This property is located in the heart of Shirley, just a short five-minute drive away to the Stratford Road which offers an array of amenities such as restaurants, shops, supermarkets and transport links. Having bus routes taking you into Solihull Town Centre which is just a 10/15 minute drive and Birmingham Town Centre. The property is within walking distance to Shirley Train Station with a service between Stratford Upon Avon and Birmingham Moor Street which is perfect for commuters.

Please refer to the floor plan for room measurements.

The property briefly comprises:

OUTSIDE:

The property is set back from the road via a dropped kerb leading onto a tarmac driveway which benefits from having a section laid to lawn with well-maintained shrubberies. There is a generously sized rear garden which is mainly laid to lawn with a paved patio area, fencing to boundaries and shrubberies.

INSIDE:

The downstairs of the property benefits from having one large through lounge , a fitted kitchen which leads out into the rear garden. There is access to the side garage via a side gate.

In the upstairs of the property, you will find; three bedrooms, a fitted bathroom with a separate WC.

The property is in need of substantial modernisation but offers huge scope for improvement and extension (stpp)

TENURE We are advised that the property is Freehold but as yet we have not been able to verify this.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS The agent has 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. The agent has 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.

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Black and Golds Estate Agent who would be pleased to discuss its current market value, our fees and services with you.





Telephone: 0121 249 6207

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