



£315,000 From

Shirley Park Road, Shirley, Solihull, B90 2BY

Semi-Detached House | 3 Bedrooms | 1 Bathroom

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

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Step Inside

Key Features

- A Lovely Three Bedroom Family Residence
- Living Room
- Dining Kitchen
- Good Size Bedrooms
- Family Bathroom
- Off Road Parking
- Attractive Rear Garden
- Sought After Location
- Gas Central Heating
- Double Glazing

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this lovely presented three bedroom family residence in this lovely location in B90. Viewing highly recommended!

Main Particulars

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PROPERTY LOCATION

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a

Shirley Train station is within walking distance offering services to Birmingham City centre and Stratford-upon-Avon in the other direction. There is easy road access to the M42, M40 & M6 motorway.

If you are purchasing for investment purposes we feel you would achieve £1300 per calendar month

Full Details:

Discover the charm of this delightful three-bedroom family residence, offering a perfect blend of comfort and functionality.

Step into the inviting living room, featuring a UPVC window that frames views of the rear garden and a central heating radiator.

The heart of the home lies in the spacious dining kitchen, boasting a well-appointed layout with a range of base cupboards, drawer units, and matching wall-mounted cabinets. The kitchen also includes a sink and drainer unit with a mixer tap, as well as UPVC doors that open out onto the rear garden.

For added convenience, a utility area awaits, providing space for white goods, while a separate W.C is situated in the rear garden.

Upstairs, three generously sized bedrooms await, alongside an airing cupboard and a family bathroom, providing comfort and relaxation for the whole family.

Outside, the property boasts off-road parking to the front, ensuring convenience for residents and guests alike.

The rear garden offers a relaxing retreat, complete with a decorative patio area and a lush lawn bordered by fencing, ideal for outdoor gatherings and leisure activities.

PLEASE NOTE THIS PROPERTY IS OF A NON STANDARD CONSTRUCTION

Tenure:

We are advised that the property is Freehold. It's recommended 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.

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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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