



£500,000 Offers In Excess Of

Ufton Crescent, Shirley, Solihull, B90 3RX

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

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Step Inside

Key Features

- Highly sought-after location in Ufton Crescent, B90
- Within catchment area for Tudor Grange School
- Extended three-bedroom family residence
- Spacious open-plan kitchen/dining/living area
- Cozy log burner fire in the living area
- Bifold doors opening onto rear garden
- Convenient utility room with fitted cupboards and sink basin
- Off-road parking for several cars and large rear garden
- Low maintenance rear garden
- Viewings highly recommended

Property Description

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

Main Particulars

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PROPERTY LOCATION

Solihull boasts an outstanding array of amenities, making it an attractive place to live. Notable among these is the renowned Touchwood Shopping Centre, offering a diverse range of shopping and dining experiences.

For those with active lifestyles, the Tudor Grange Swimming Pool/Leisure Centre is a popular choice, featuring a park and athletics track for fitness enthusiasts.

Families with school-age children will find an abundance of educational options, catering to all age groups. Solihull offers a mix of public and private schools for both boys and girls.

Commuters will appreciate the convenience of Solihull Station, which provides regular train services to Birmingham, located just 8 miles away, and London Marylebone.

Furthermore, the National Exhibition Centre (NEC), Birmingham International Airport, and Railway Station are all easily accessible within a 10 to 15-minute drive, enhancing the area's connectivity. The nearby M42 motorway ensures quick access to the wider motorway network, including the M1, M5, M6, and M40, facilitating efficient travel to various destinations."

If you are purchasing for investment purposes we feel you would achieve £1500 per calendar month

Full Details:

Situated in the highly sought-after area of Ufton Crescent, B90, and within the catchment area for Tudor Grange School, this extended three-bedroom family residence offers spacious and modern living.

The ground floor features a large open-plan kitchen/dining/living area with a cozy log burner fire, perfect for gatherings and relaxation.

The kitchen is well-equipped with base cupboards, work surfaces, and matching wall-mounted cabinets, integrated dishwasher and bifold doors open onto the rear garden, seamlessly blending indoor and outdoor living.

Additionally, there's a spacious living room with bifold doors leading to the garden, and an additional reception room to the front aspect, previously a garage, offering versatility for various uses.

The utility room provides convenience with fitted cupboards and a sink basin, while the entrance hallway houses a handy downstairs WC.

Upstairs, three good-sized bedrooms await, including a master bedroom with sliding wardrobes and a generously sized ensuite shower room with a dressing table. A large family bathroom completes the first floor.

Outside, the property boasts off-road parking for several cars to the front aspect and a sizable rear garden, perfect for outdoor activities and relaxation.

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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