



£299,995 Offers In Excess Of

Acheson Road, Shirley, Solihull, B90 2JA

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

0121 249 6207

BLACK & GOLDS  
REAL ESTATE SOLUTIONS

[www.blackandgolds.co.uk](http://www.blackandgolds.co.uk)





# Step Inside

---

## Key Features

- A Traditional Three Bed Semi
- Two Reception Rooms
- Conservatory
- Kitchen
- Utility Room
- Downstairs Shower Room
- Off Road Parking
- Rear Garden
- Popular Location
- Viewings Recommended

## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this three bedroom family residence in this popular location of Acheson Road, B90. Viewings are highly recommended.

## Main Particulars

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this three bedroom family residence in this popular location of Acheson Road, B90. Viewings are highly recommended.

### 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 few. 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 £1250 per calendar month

Full Details:

Introducing this charming three-bedroom traditional semi-detached residence, ideally situated on Acheson Road, B90.

Upon entry, you'll find a spacious dining room to the front aspect, featuring a double glazed bay window that fills the room with natural light. This room seamlessly flows into the inviting living room, which boasts doors leading into a conservatory, creating a wonderful space for relaxation and entertaining.

The kitchen is designed with a range of base cupboards and drawer units, complemented by matching wall-mounted cabinets, providing ample storage space. There's also room for white goods, ensuring convenience for daily living. Additionally, a downstairs shower room and utility room add practicality to the home.

Moving upstairs, you'll discover three well-appointed bedrooms, each featuring double glazed windows. Completing the first floor is a family bathroom, offering essential amenities for daily comfort and relaxation.

Outside, the property benefits from off-road parking to the front, while the rear garden offers a peaceful retreat with a patio area, lawn, and herbaceous borders to the side. A timber shed and playhouse add versatility and charm to the outdoor space.

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.

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, licenced 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

**BLACK GOLDS**

---

[www.blackandgolds.co.uk](http://www.blackandgolds.co.uk)