



£338,000 Offers In Region Of

Meadow Grove, Solihull, B92 7JD

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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## Key Features

- A Three Bedroom Semi Detached Residence
- Through Lounge
- Breakfast Kitchen
- Large Garage
- Popular Location
- Good Size Rear Garden
- Gas Central Heating
- Double Glazing
- Potential for Extension (STPP)
- Off Road Parking

## Property Description

BLACK AND GOLDS ESTATE AGENTS are delighted to offer for sale this three-bedroom family residence in this most sought-after location of B92. Viewings highly recommended to appreciate this home.

## Main Particulars

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Property Details:

Meadow Grove is conveniently located within proximity to local amenities, eateries, luxuries, and transport links. Local transport links provide easy access into; Birmingham City Centre, Solihull Town Centre, Birmingham Airport and is near to convenient road networks linking the M42, M6, M40, M1 and M5 making it perfect for commuters. The property is within easy walking distance to Langley Primary School and Langley Secondary School which falls within the catchment area. Tudor Grange Academy is also a 10-minute drive away.

If you are purchasing for investment purposes we feel you would achieve £1400 per calendar month

Full Details:

Nestled in the sought-after location of Meadow Grove, Olton, B92, this charming three-bedroom semi-detached residence offers an ideal family home.

Upon entry, you're welcomed into a spacious Through Lounge featuring a double glazed window to the front aspect, a sliding door to the rear, and a captivating feature fireplace, creating a cozy ambiance.

The property boasts an extended breakfast kitchen, with a range of base cupboards and drawer units topped with a practical work surface. Matching wall-mounted cabinets provide ample storage space, with room for white goods, ensuring functionality for everyday living.

Moving upstairs, you'll discover three well-proportioned bedrooms, each adorned with double glazed windows for natural light. Two of the bedrooms benefit from fitted wardrobes, offering ample storage space.

Completing the first floor is a family bathroom, providing essential amenities for daily comfort and relaxation.

Externally, the property features a large garage to the side, offering additional storage space. Off-road parking is available, ensuring convenience for residents and guests alike. The large rear garden is laid to lawn and enclosed by fencing, providing a safe and private outdoor space for family enjoyment.

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, 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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