



£350,000

Lawnswood Avenue, Shirley, Solihull, B90 3QG

Semi-Detached House | 3 Bedrooms | 1 Bathroom

0121 249 6207

BLACK & GOLDS
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Step Inside

Key Features

- Charming three-bedroom extended semi-detached property
- Extended dining room featuring a skylight for natural light
- Three bedrooms, all with double glazed windows
- Shower room with WC, wash hand basin, and shower cubicle
- Spacious loft room with Velux skylight and eaves storage
- Versatile summer house for potential home office or gym
- Garden laid to lawn with decked patio area
- Double glazing and gas central heating
- Tudor grange school catchment (Subject to verification)
- No upward chain

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this three bedroom extended family residence in this popular location of Lawnswood Avenue, B90. NO UPWARD CHAIN. Viewings are 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 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 £1500 per calendar month

Full Details:

A charming and well-presented three-bedroom extended semi-detached property located in the sought-after area of Lawnswood Avenue, B90. Upon entering, you are greeted by a welcoming living room featuring a double glazed window and interconnecting doors that lead into an extended dining room, enhanced by a skylight that fills the space with natural light.

The fitted kitchen is equipped with a range of base cupboards and drawer units, complemented by a practical work surface, matching wall-mounted cabinets, a sink, and a drainer unit with a mixer tap. There is ample space for white goods.

Upstairs, you will find three bedrooms, each benefiting from double glazed windows. The shower room features a WC, wash hand basin, and a shower cubicle.

Stairs lead from the first-floor landing to a spacious loft room, complete with a Velux skylight and storage space in the eaves.

Outside, the garden is laid to lawn with a decked seating area. A summer house adds further potential for use as a home office or outdoor gym. Off-road parking is available to the front of the property.

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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