



£400,000 Offers In Region Of

Moat Lane, Solihull, B91 2LW

Town House | 5 Bedrooms | 3 Bathrooms

0121 249 6207

**BLACK & GOLDS**  
REAL ESTATE SOLUTIONS

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# Step Inside

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## Key Features

- A five bedroom property
- Living room to first floor
- Dining kitchen
- Three bathrooms
- Double glazed
- Gas central heating
- Off road parking
- Rear garden
- Popular location
- No upward chain

## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this spacious five bedroom family residence in this popular location of Solihull. Offered with NO UPWARD CHAIN. Viewing highly recommended!

## 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."

### Full Details:

Approached via a gravelled fore garden complemented by a side lawn, a canopy porch guides you to the reception door, leading into:

Entrance Hallway: features a ceiling light point, radiator, and stairs ascending to the first-floor landing.

Kitchen/Diner: presents a suite of matching base and wall units, accentuated by roll edged work surfaces. A modern splashback enhances the appeal of the range cooker nestled within. The space also accommodates integrated appliances, including a double fridge freezer and dishwasher. Enjoy meals at the expansive breakfast bar or relish the garden view through twin French doors.

Utility Room: This convenient space offers additional storage and laundry facilities, with base and wall mounted units and plumbing for appliances.

Guest Cloakroom: A practical addition, featuring a tiled floor and a white suite comprising a low-level W.C. and pedestal wash hand basin.

First Floor: Ascend to the first floor, greeted by an L-shaped landing boasting a feature balustrade and access to the second floor. The lounge offers a cozy retreat, featuring two central heating radiators and a modern electric fire.

Bedrooms: The property comprises three bedrooms on this floor, each offering ample space, natural light, and essential amenities.

Family Bathroom: a white suite, tiled flooring, and Porcelanosa tiling on all elevations, creating a sleek aesthetic.

Second Floor: Ascend to the second floor, where the master bedroom awaits. This spacious haven is adorned with contemporary fitted furniture and enjoys the luxury of an en-suite shower room.

Outside: The property boasts a tandem carport accessed from the rear, providing secure parking and access to the fore garden. The rear garden offers a serene retreat with paved and decked patio areas, bordered by lush greenery and a brick garden wall, ensuring privacy and tranquility. Additionally, the property benefits from an adjacent area of land, enhancing its outdoor appeal.

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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