



£735,000 Offers In Excess Of

Streetsbrook Road, Solihull, B91 1RW

Detached House | 5 Bedrooms | 2 Bathrooms

0121 249 6207

BLACK & GOLDS  
REAL ESTATE SOLUTIONS

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# Step Inside

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## Key Features

- A Stunning Five Bedroom Detached Home
- Three Reception Rooms
- Fitted Kitchen
- Utility Room
- Off Road Parking
- Popular Location
- Large Rear Garden
- Set Back From Road Behind Green
- Garage
- Double Glazing & Gas Central Heating

## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this lovely presented and extended five bedroom family residence. 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."

If you are purchasing for investment purposes we feel you would achieve £3995 per calendar month

### Full Details:

Nestled on the sought-after location of Streetsbrook Road, this charming and generously extended family residence offers five bedrooms, perfect for growing families.

Upon entry, you're greeted by a dining room to the front, providing a warm welcome. The living room offers comfort, while an additional family room at the rear, complete with a cozy log burner fire, offers an inviting space for relaxation. Doors from here open out onto the expansive rear garden, blending indoor and outdoor living seamlessly.

The fitted kitchen, complemented by a separate utility room granting access to the garage, caters to every culinary need. Upstairs, five well-proportioned bedrooms await, each benefiting from double glazing, with two featuring fitted wardrobes. The principal bedroom, positioned to the rear, boasts the luxury of an ensuite shower room.

Completing the accommodation is a convenient shower room with a walk-in shower cubicle.

Outside, off-road parking to the front adds convenience, while the lovely large rear garden, laid to lawn, provides a serene retreat for all the family to enjoy.

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

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