



£399,950 Offers In Excess Of

Arnold Road, Shirley, Solihull, B90 3JP

Detached House | 3 Bedrooms | 1 Bathroom

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

www.blackandgolds.co.uk



Step Inside

Key Features

- A Three Bedroom Semi Detached Home
- Off Road Parking
- Dining Kitchen
- Utility Room
- Downstairs W.C
- Garage
- No Upward Chain
- Three Bedrooms
- Popular Location
- Gas Central Heating and Double Glazing

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this three bedroom family residence in this popular location of Arnold Road offered for sale with NO UPWARD CHAIN. 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 Arnold Road offered for sale with NO UPWARD CHAIN. Viewings are highly recommended.

PROPERTY LOCATION

Shirley boasts a vibrant array of retail and leisure amenities. From popular major retail names at Sears Retail Park and Parkgate to independently run outlets along Shirley high street, there's something for everyone. Nearby, residents have easy access to gymnasiums and a selection of large supermarkets, including Waitrose, Asda, Sainsbury's, Aldi, and Tesco.

Food enthusiasts will find themselves spoiled for choice, with a diverse range of culinary experiences within walking distance, from upscale dining establishments to cozy cafes and lively bars. The area is also rich in educational options, with schools like 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.

Transportation is convenient with Shirley Train Station nearby, providing services to Birmingham City Centre and Stratford-upon-Avon. Plus, easy access to major motorways like the M42, M40, and M6 ensures seamless travel for residents and commuters alike.

If you are purchasing for investment purposes we feel you would achieve £1750 per calendar month

Full Details:

Welcome to this fully refurbished three-bedroom semi-detached residence, ideally located just off Shirley High Street.

This modernized family home features a living room at the front aspect, providing a comfortable space for relaxation.

The dining kitchen at the rear boasts base cupboards and drawer units, complemented by matching wall-mounted cabinets, a sink, and drainer unit with mixer tap, as well as an integrated cooker, dishwasher and space for additional white goods. A door off the kitchen leads to the utility room, downstairs WC, and integral garage, offering convenient access.

Upstairs, three bedrooms, each adorned with double glazed windows, provide comfortable accommodation, accompanied by a modern-style family bathroom.

Outside, benefit from off-road parking at the front and a rear garden, providing outdoor space for relaxation and entertainment.

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