



£625,000 Offers In Excess Of

Hollington Way, Shirley, Solihull, B90 4YD

Detached House | 4 Bedrooms | 2 Bathrooms

0121 249 6207

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Step Inside

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this four bedroom detached family residence situated in Hollington Way, B90. Viewings are highly recommended.

Main Particulars

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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 Monkspath Junior and Infant School, 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 and Solihull 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.

Full Details:

Nestled in the sought-after area of Hollington Way, B90, this delightful family residence offers an abundance of space and comfort. The ground floor welcomes you with a bright and airy living room at the front, featuring double glazing for natural light to flow in. Adjacent to the living room is a dining area with doors opening onto the rear garden, perfect for entertaining or enjoying family meals al fresco.

The well-appointed kitchen boasts a range of base cupboards, drawer units, and matching wall-mounted cabinets, along with integrated appliances including a cooker with gas hob and extractor hood. A stainless steel sink with a mixer tap adds convenience to meal preparation. Additionally, a utility room provides space for white goods, keeping the main living areas clutter-free.

This home boasts a beautiful orangery, complete with double-glazed windows and doors that not only flood the space with natural light but also provide direct access to both the rear garden and the garage. Completing the ground floor is a convenient downstairs W.C and an additional family room/study.

Upstairs, the first floor accommodates four bedrooms, two of which boast fitted wardrobes for ample storage. One bedroom features an ensuite shower room, providing privacy and convenience for the occupants. A family bathroom serves the remaining bedrooms.

Outside, the property benefits from off-road parking to the front and a good size rear garden, complete with a paved patio area ideal for outdoor gatherings and a garden laid to lawn, adorned with a variety of mature plants and shrubs, creating a serene outdoor oasis for the whole family to enjoy. This family residence presents an ideal opportunity to enjoy comfortable and spacious living in a desirable location.

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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