



£410,000 Offers In Region Of  
Stanton Road, Shirley, Solihull, B90 2DU  
Semi-Detached House | 3 Bedrooms | 2 Bathrooms

0121 249 6207

BLACK & GOLDS  
REAL ESTATE SOLUTIONS

[www.blackandgolds.co.uk](http://www.blackandgolds.co.uk)



# Step Inside

---

## Key Features

- A Three Bedroom Semi Detached Home
- Dining Room
- Extended Living Room
- Extended Breakfast Kitchen
- Downstairs W.C & Study
- Gas Central Heating
- Family Bathroom with Under Floor Heating
- Off Road Parking
- Lovely Rear Garden
- No Upward Chain

## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this stunning three bedroom extended family residence in this popular location of Stanton Road, B90. NO UPWARD CHAIN. Viewings are highly recommended.

## Main Particulars

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this stunning three bedroom extended family residence in this popular location of Stanton Road, B90. 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.

### Full Details:

This stunning three-bedroom family residence, nestled in Stanton Road, B90, offers a perfect blend of modern comfort and timeless charm. As you step inside, you're greeted by a dining room at the front, boasting a double glazed bay window that floods the space with natural light, creating a warm and inviting ambiance.

The extended living room at the rear is the heart of the home, featuring doors that open out onto the rear garden and a striking feature log burner fireplace. The breakfast kitchen with a range of base cupboards and drawer units, complemented by matching wall-mounted cabinets. The kitchen is equipped with modern conveniences, including an inset sink with a mixer tap, integrated cooker with induction hob, integrated wine cooler, fridge freezer, and dishwasher.

Convenience is key with a downstairs study, downstairs W.C and substantial understairs storage.

Upstairs, the first floor accommodates two double bedrooms and one single bedroom, all featuring double glazed windows for plenty of natural light.

The family bathroom is elegantly appointed with underfloor heating and a four-piece suite, comprising a shower cubicle, W.C, wash hand basin, and bath.

Externally, the property benefits from off-road parking to the front and a nice-sized rear garden laid to lawn, providing ample space for outdoor activities and al fresco dining.

Please note this property benefits from new UPVC windows throughout, window shutter blinds to front and a new central heating boiler.

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](http://www.blackandgolds.co.uk)