



£500,000

Farmers Lane, Solihull, B90

Detached House | 3 Bedrooms | 2 Bathrooms

0121 249 6207

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# Step Inside

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## Key Features

- A Three Bedroom Family Residence
- Detached
- Living Room
- Dining Kitchen
- Downstairs W.C
- Utility Room
- Off Road Parking
- Rear Garden
- Popular Location
- Viewings Highly Recommended.

## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this lovely presented three bedroom family residence in this lovely location in Farmers Lane, B90. 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:

A stunning three-bedroom detached family residence situated in B90, this property offers a perfect blend of style and functionality. The spacious living room features doors that open onto the rear garden, creating an ideal space for both relaxation and entertaining. The well-appointed dining kitchen comes with a separate utility room, ensuring convenience for everyday tasks. Additionally, there is a downstairs W.C.

Upstairs, you'll find three generously sized bedrooms. The principal bedroom boasts fitted wardrobes and an ensuite shower room, providing a luxurious private space. The family bathroom serves the remaining bedrooms.

The property also includes off-road parking and a garage, ensuring ample space for vehicles and storage. The low-maintenance, good-sized rear garden offers a perfect outdoor retreat.

### 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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