



£400,000 Offers In Region Of

Banbrook Close, Solihull, B92 9NE

Detached House | 4 Bedrooms | 2 Bathrooms

0121 249 6207

**BLACK & GOLDS**  
REAL ESTATE SOLUTIONS

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# Step Inside

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## Key Features

- A Four Bedroom Property
- Detached
- Two Reception Room
- Dining Kitchen
- Utility Room
- Integral Garage
- Off Road Parking
- Rear Garden
- Popular Location
- Viewings Highly Recommended

## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this four bedroom detached family residence in this lovely location in Solihull. 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 £1600 per calendar month

### Full Details:

Viewings are recommended for this spacious and extended four-bedroom detached property situated on Banbrook Close, B92. This family home offers ample accommodation throughout, perfect for those seeking a comfortable and versatile living space.

The property features a welcoming reception room to the front aspect, complete with a double-glazed window that allows plenty of natural light. A large living/family room, with dual aspect windows and doors opening out onto the rear garden, provides a generous space for family gatherings and relaxation.

The fitted dining kitchen is ideal for entertaining and everyday family meals, complemented by a separate utility room for additional convenience. The integral garage offers secure storage or parking, adding to the practicality of the home.

Upstairs, there are four spacious bedrooms, one of which includes an ensuite shower room for added privacy and comfort. An additional family bathroom serves the remaining bedrooms, ensuring plenty of facilities for the whole family.

Externally, the property benefits from off-road parking to the front, providing ample space for multiple vehicles. The low-maintenance rear garden is perfect for outdoor activities and easy to care for.

Don't miss the chance to view this impressive family home. Contact us today to arrange a viewing.

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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