



£375,000 Offers In Excess Of

Shepherds Green, Solihull , B90 4DY

Town House | 3 Bedrooms | 2 Bathrooms

0121 249 6207

BLACK & GOLDS
Estate Agents

www.blackandgolds.co.uk



Step Inside

Key Features

- Three Bedroom Town House
- Open Plan Living Room/Kitchen
- Study
- Car Port with Off Road Parking
- Low Maintenance Rear Garden
- Popular Location
- Modern Style Throughout
- Gas Central Heating
- Double Glazing
- Three Floors

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this three bedroom town house in this popular location of Shepherds Green Road, 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 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 £1400 per calendar month

Full Details:

A versatile Bellway-built town house situated on the popular Lucas Green development.

Located on Shepherds Green Road, this property is part of the exciting new Lucas Green development on the edge of Shirley. The location provides easy access to the amenities of both Shirley town centre and Solihull town centre, including the modern and vibrant Touchwood Centre, as well as a mainline train station with links to Birmingham and London.

This very well-presented, modern three-storey semi-detached house, originally constructed by Bellway Homes, offers versatile living accommodation maintained to a high standard by the current owners.

The ground floor includes a utility room, a downstairs W.C., and a storage cupboard.

Stairs lead to the first floor, which features a study and an open-plan living, dining, and kitchen area. The kitchen is equipped with a range of fitted cupboards with work surfaces over, matching wall-mounted cabinets, a sink and drainer, and space for white goods.

The second floor comprises three bedrooms, two of which have fitted wardrobes, and the master bedroom includes an ensuite shower room. There is also a family

bathroom on this floor.

Additional benefits include off-road parking with a carport and a well-maintained rear garden, enhancing the appeal of this versatile home.

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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