



£345,000 Offers In Excess Of

Berkeley Road, Shirley, Solihull, B90 2HT

Semi-Detached House | 3 Bedrooms | 1 Bathroom

0121 249 6207

BLACK & GOLDS
REALTY & ESTATE

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Step Inside

Key Features

- Three Bedroom Family Property
- Semi Detached
- Two Reception Rooms
- Off Road Parking
- Garage/Utility
- Two Doubles and One Single Bedroom
- Bathroom to First Floor
- Low Maintenance Rear Garden
- Popular Location
- Viewings Recommended

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this three bedroom extended family residence in this popular location of Berkeley 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 £1300 per calendar month

Full Details:

Viewings are highly recommended for this three-bedroom semi-detached family residence, situated in the lovely location of Berkeley Road, B90. This welcoming home features a front-facing dining room, perfect for family meals and entertaining guests. The rear living room offers a cozy retreat with a door leading to the low-maintenance rear garden, ideal for outdoor relaxation.

The kitchen is conveniently located with a door leading to the utility area and garage, providing ample space for additional storage and household tasks. Upstairs, the property comprises three bedrooms, offering plenty of space for the family. The family bathroom is also situated on the first floor. Additionally, there is access to a loft room via a drop-down ladder from bedroom two, offering extra space for storage.

Externally, the property benefits from off-road parking to the front aspect, ensuring convenience and ease of access. The rear garden is designed for low maintenance, providing a practical outdoor space without the hassle of extensive upkeep.

This delightful family home combines comfort and functionality in a sought-after location, making it an ideal choice for those looking to settle in Berkeley Road.

Reception Room One to Front 13' 9" x 10' 2" (4.2m x 3.1m)

Reception Room Two to Rear 10' 9" x 10' 2" (3.3m x 3.1m)

Fitted Kitchen to Rear 7' 6" x 7' 2" (2.3m x 2.2m)

Bedroom One to Front 14' 1" x 10' 5" (4.3m x 3.2m)

Bedroom Two to Rear 10' 9" x 10' 5" (3.3m x 3.2m)

Bedroom Three to Rear 7' 6" x 7' 2" (2.3m x 2.2m)

Family Bathroom 7' 2" x 5' 2" (2.2m x 1.6`m)

Side Garage 22' 3" max x 7' 2" (6.8m max x 2.2m)

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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