



£305,000 Offers In Region Of

Blythsford Road, Birmingham, B28 0UP

Semi-Detached House | 3 Bedrooms | 1 Bathroom

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

www.blackandgolds.co.uk



Step Inside

Key Features

- Three Bedroom Property
- Living Room to Front
- Family Room with Kitchen to Rear
- Utility Room
- Off Road Parking
- Garage
- Popular Location
- Downstairs W.C
- Viewings Recommended
- Gas Central Heating

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this extended three bedroom semi detached residence situated in this popular location in B28. Viewings are highly recommended.

Main Particulars

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this extended three bedroom semi detached residence situated in this popular location in B28. Viewings are highly recommended.

PROPERTY LOCATION

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include 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 to name but a few. Shirley Train station is within walking distance offering services to Birmingham City centre and Stratford-upon-Avon in the other direction. There is easy road access to the M42, M40 & M6 motorway.

FULL DETAILS

Viewings are highly recommended for this lovely presented and extended three-bedroom family residence situated on Blythsford Road, B28. This charming property offers a well-thought-out layout, perfect for modern family living.

Upon entering, you are welcomed by a cozy living room/snug at the front, featuring double glazed windows that allow for plenty of natural light. The rear of the property boasts an impressive open-plan family room and kitchen, complete with a store cupboard, a door leading to the rear garden, and a lovely side window that enhances the airy feel of the space. The kitchen is well-equipped with a range of base cupboards and drawer units with work surfaces over, matching wall-mounted cabinets, a sink and drainer unit, and space for white goods.

A utility room provides additional functionality, with a door offering access to a convenient downstairs W.C. Upstairs, the first floor comprises three bedrooms, all featuring double glazed windows, and a family bathroom.

Externally, the property benefits from off-road parking at the front. The very long rear garden is a standout feature, offering ample space for outdoor activities and relaxation. At the rear of the garden, you will find a garage, providing additional storage or parking options.

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