



£310,000 Offers In Excess Of
Chamberlain Crescent, Shirley, Solihull, B90 2DQ
Semi-Detached House | 3 Bedrooms | 1 Bathroom

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

www.blackandgolds.co.uk



Step Inside

Key Features

- A Three Bedroom Property
- Semi Detached
- Potential for Further Extension (STPP)
- No Upward Chain
- Off Road Parking
- Viewings Recommended
- Fitted Kitchen
- Rear Garden
- Renovated Throughout
- Double Glazing & Gas Central Heating

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this three bedroom extended family residence in this popular location of Chamberlain Crescent, B90. NO UPWARD CHAIN. Viewings are highly recommended.

Main Particulars

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this three bedroom extended family residence in this popular location of Chamberlain Crescent, B90. NO UPWARD CHAIN. Viewings are highly recommended.

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 recommended for this recently renovated three-bedroom extended family home situated on Chamberlain Crescent, B90. With no upward chain, this property is perfect for those looking to move in quickly.

The property features a living room to the front aspect, creating a cozy space for family gatherings. The fitted kitchen to the rear is well-appointed with modern amenities and has doors that open out onto the rear garden, making it ideal for entertaining and enjoying outdoor living.

Upstairs, there are three bedrooms, including two doubles and one single, all fitted with double glazed windows and central heating radiators to ensure comfort and energy efficiency. The family bathroom is conveniently located on the first floor.

Externally, the property benefits from off-road parking and a low-maintenance rear garden, providing a great space for relaxation and outdoor activities.

This lovely family home is situated in a desirable location, close to local amenities, schools, and transport links. Don't miss the opportunity to view this property and see all it has to offer. 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.

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