



£420,000 Offers In Region Of  
Velsheda Road, Shirley, Solihull, B90 2JP  
Semi-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

- Four Bedrooms
- Utility
- Downstairs W.C
- Garden Room
- Large Rear Garden
- Immaculately Presented

## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this lovely four bedroom family residence in this popular location of Velsheda 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.

### Full Details:

Stunning family home on Velsheda Road, situated in a prime B90 location at the corner of a quiet cul-de-sac. The new owners will enjoy a large south-facing rear garden, perfect for outdoor living and entertaining. This beautifully presented property is within walking distance to Stratford Road and Shirley Train Station, offering excellent local amenities and transport links.

The home features four bedrooms, including a loft conversion with an en-suite, and a living room to the front aspect. The heart of the home is the modern open-plan living area, highlighted by an impressive kitchen with integrated appliances, island unit including a wine cooler, and a skylight that floods the space with natural light. The first floor hosts three bedrooms and a family bathroom, while the principal bedroom with an en-suite shower room is situated on the second floor.

Additionally, the property offers a utility room and a charming summer house, completing this perfect family 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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