



£370,000 Offers In Region Of
Trundalls Lane, Shirley, Solihull, B90 1SS
Town House | 3 Bedrooms | 2 Bathrooms

0121 249 6207

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Step Inside

Property Description

A Stunning 3-Bedroom Family Home with Modern Interiors, Secluded Garden, and Garage in Shirley - Viewings Highly Recommended

Main Particulars

PROPERTY LOCATION

Solihull boasts an outstanding array of amenities, making it an attractive place to live. Notable among these is the renowned Touchwood Shopping Centre, offering a diverse range of shopping and dining experiences.

For those with active lifestyles, the Tudor Grange Swimming Pool/Leisure Centre is a popular choice, featuring a park and athletics track for fitness enthusiasts.

Families with school-age children will find an abundance of educational options, catering to all age groups. Solihull offers a mix of public and private schools for both boys and girls.

Commuters will appreciate the convenience of Solihull Station, which provides regular train services to Birmingham, located just 8 miles away, and London Marylebone.

Furthermore, the National Exhibition Centre (NEC), Birmingham International Airport, and Railway Station are all easily accessible within a 10 to 15-minute drive, enhancing the area's connectivity. The nearby M42 motorway ensures quick access to the wider motorway network, including the M1, M5, M6, and M40, facilitating efficient travel to various destinations.

If purchasing for investment you can expect to receive around £1650pcm.

FULL DETAILS:

Welcome inside this beautifully presented home. The spacious hallway provides ample room for coats and shoes, with stairs leading to the bedrooms and bathrooms. The bright living room offers modern décor, plush carpets, and a large window. It's perfect for large furniture and media setups, including wall-mounted TV options.

The open-plan kitchen/diner overlooks the landscaped garden and features modern units, integrated appliances, and French patio doors leading outside. There's space for a washing machine, large fridge/freezer, and a family-sized dining table. The kitchen also houses a recently installed Worcester Bosch boiler.

Upstairs, the landing leads to three double bedrooms and a family bathroom. The principal bedroom boasts fitted wardrobes and a stylish ensuite with a modern shower. Bedrooms two and three are spacious, with bedroom two featuring USB charging points.

The family bathroom includes a deep bath, vanity unit, and ample space for toiletries. Outside, the secluded garden features low-maintenance artificial lawn, ideal for children or pets. There's access to the garage and a gate to the driveway.

The property offers generous off-road parking and a single garage with power and lighting, perfect for storage or additional workspace.

Tenure:

We are advised that the property is Leasehold. 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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