



£225,000 None

Peterbrook Road, Shirley, Solihull, B90 1HS

End of Terrace | 2 Bedrooms | 1 Bathroom

0121 249 6207

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# Step Inside

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## Key Features

- Two Bedrooms
- CHAIN FREE
- End Terraced
- Ideal Buy to Let
- First Time Buyers
- In need of slight modernisation

## Property Description

Black and Golds are proud to offer this unique opportunity to purchase a charming two bedroom end of terrace property along Peterbrook Road Shirley B90. In need of slight modernisation but with huge scope to be an ideal first time home or buy to let investment. Chain Free!

## Main Particulars

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The property is located in the convenient and popular area of Shirley, offering excellent amenities and transport links to Birmingham and Solihull and within easy reach of motorway links. It is also within walking distance of excellent primary and secondary schools.

Viewing is essential in order to fully appreciate the accommodation and further scope for development and improvement which this property has to offer.

Rental figure- £900/£950 per month.

Entrance:

The property is situated in a row of charming character properties and is entered through a composite front door into:

Lounge: 11'6" x 15'3"

A good sized lounge having a UPVC double glazed bay window overlooking the front elevation of the property, stripped timber effect flooring, a feature inset electric Dimplex Bizet Wall Fire, built in meter cupboard, ceiling light point and stairs leading to the first floor accommodation.

Extended Kitchen/Diner 19'4" x 10'1"

A spacious kitchen diner which has a range of fitted base and wall units, complementary tiling to walls, roll top work surfaces with colour coded one and a half bowl single drainer sink unit with pillar mixer tap, inset double oven and our ring gas hob set under combination light and extractor fan, ceramic tiling to the floor and a double glazed casement window which overlooks the rear garden.

First Floor:

Landing with ceiling light and doors leading to:

Master Bedroom 11'7" x 11'0"

Having a double glazed casement window overlooking the front elevation of the property, wall mounted central heating radiator, ceiling light point and access to the partly boarded loft space.

Bedroom Two: 11'6 x 9'10"

Having a double glazed casement window overlooking the rear elevation of the property, a stripped timber effect floor and a wall mounted double central heating radiator

Bathroom:

A bathroom accessed directly off the master bedroom . Having a white suite comprising of a panelled bath with electric shower over with shower rail and curtain, low level WC, pedestal wash hand basin and built in airing cupboard.

Outside:

Rear Garden:

A pleasant rear garden, with a large patio and lawn area, retaining fencing and a cold water tap.

Tenure: - We are advised the property is Freehold but recommend 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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