



£400,000 Offers In Region Of

Handford Crescent, Shirley, B90 4FE

End of Terrace | 4 Bedrooms | 3 Bathrooms

0121 249 6207

**BLACK & GOLDS**  
REAL ESTATE SOLUTIONS

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# Step Inside

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## Key Features

- Four Bedroom Family Home
- Set Out over Three Floors
- Dining Kitchen
- Ensuite Shower Room
- Downstairs W.C
- Off Road Parking
- No Upward Chain
- Open Plan Living
- EP Rating B
- Council Tax Band D



## Property Description

BLACK AND GOLDS ARE PLEASED TO OFFER FOR SALE this four bedroom modern style family home set out over three floors. Viewings Highly Recommended.

## Main Particulars

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### 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."

Explore contemporary living in this stunning four-bedroom modern-style property located in Shirley. The well-designed layout unfolds across three floors, providing both functionality and aesthetic appeal.

### \*\*Ground Floor:\*\*

- \*Car Port for Parking:\* Enjoy the convenience of sheltered parking, adding a practical touch to your daily routine.
- \*Entrance Hallway:\* Step into a welcoming entrance hallway that sets the tone for the modern elegance found throughout the property.
- \*Downstairs WC:\* A convenient addition for guests and daily use.
- \*Utility Room:\* Connect with the garden effortlessly through the utility room, enhancing indoor-outdoor living.

### \*\*First Floor:\*\*

- \*Spacious Living Dining Room:\* A bright and airy space, perfect for both relaxation and entertaining guests.
- \*Open Plan Fitted Kitchen:\* Discover a contemporary kitchen layout that seamlessly integrates into the living space.
- \*One Bedroom/Study:\* Versatile space offering flexibility for use as a bedroom or home office/study.

### \*\*Second Floor:\*\*

- \*Main Bedroom:\* Retreat to the main bedroom, complete with fitted wardrobes and an ensuite shower room.
- \*Two Further Bedrooms:\* Additional well-appointed bedrooms providing ample living space.

- \*Family Bathroom:\* Stylish and functional, the family bathroom caters to the needs of the household.

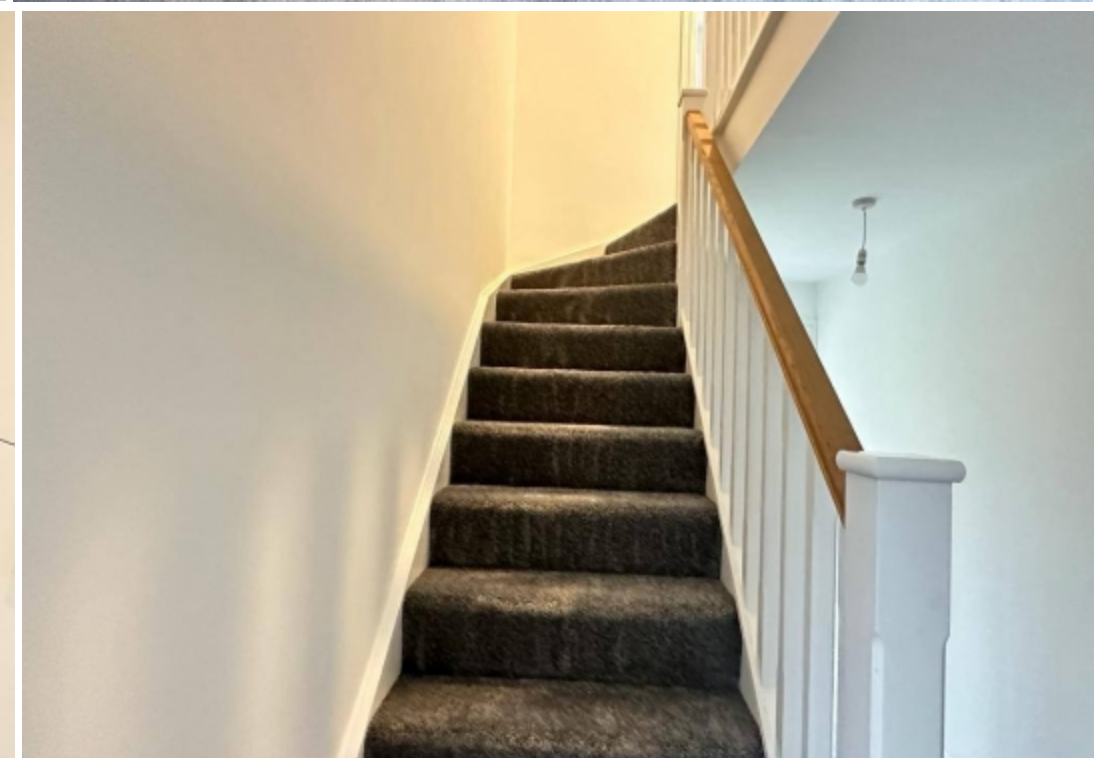
This property is a testament to modern living, combining practicality with refined design. Enjoy the benefits of contemporary amenities and a layout that adapts to your lifestyle. Don't miss the opportunity to make this sophisticated residence your home.

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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