



£290,000 Offers In Excess Of  
Ashwell Drive, Shirley, Solihull, B90 3LR  
Town House | 2 Bedrooms | 1 Bathroom

0121 249 6207

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# Step Inside

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## Key Features

- 2 Bedroom Town House
- Tudor Grange Catchment
- Off Road Parking
- Garage
- Sought After Location
- Cul De Sac Location
- Conservatory

## Property Description

Black and Golds Estate Agents are proud to offer this well presented two bedroom town house situated on this sought after development and falling within Tudor Grange Catchment area.

## Main Particulars

Black and Golds Estate Agents are proud to offer this well presented two bedroom town house situated on this sought after development and falling within Tudor Grange Catchment area.

Entrance Lobby - Having ceiling light point, tiled flooring, central heating radiator and door opening to the

Lounge - 4.27m x 3.81m max (14'0" x 12'6" max) - Having sealed unit double glazed window to the front, open tread staircase rising to the first floor, two ceiling light points and door opening to the

Refitted Dining Kitchen - 3.84m x 2.79m (12'7" x 9'2") - Having sealed unit double glazed window to the rear and sliding double glazed doors opening to the conservatory, two ceiling light points, central heating radiator and being fitted with a range of modern high gloss cream wall and base mounted storage units with work surfaces over incorporating sink and drainer with mixer tap, inset electric hob with extractor canopy over and electric oven below, integrated fridge, freezer, slimline dishwasher and washing machine

Conservatory - 3.66m max x 2.87m max (12'0" max x 9'5" max ) - Having double glazed windows and double opening doors to the rear garden and ceiling light point

First Floor Landing - having ceiling light point, doors off to two bedrooms and bathroom and loft hatch access with pull down ladder leading to a partially boarded loft space with light

Bedroom One - 3.84m max x 2.92m (12'7" max x 9'7") - Having ceiling light point, central heating radiator, built in wardrobes providing hanging rail and shelf storage, sealed unit double glazed window to the front and door opening to the AIRING CUPBOARD housing the combination central heating boiler

Bedroom Two - 3.84m max x 2.01m (12'7" max x 6'7") - Having ceiling light point, central heating radiator and sealed unit double glazed window to the rear

Bathroom - Having extractor fan, ceiling light point, panelled bath with electric shower over and tiled surround, concealed cistern WC, vanity wash hand basin, chrome heated towel rail and tile effect flooring

Outside -

Rear Garden - Having defined boundaries and gated rear access

Single Garage - Having up and over door to the front driveway, light and power. In front of the garage is a driveway and to the side of this is a shrubbed area which also belongs to number 12





Telephone: 0121 249 6207

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