



£615,000 Offers In Region Of

Blackthorne Close, Solihull, B91 1PF

Detached House | 4 Bedrooms | 1 Bathroom

0121 249 6207

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REAL ESTATE SOLUTIONS

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# Step Inside

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## Key Features

- Four Bedroom Detached Residence
- Lovely Location
- No Upward Chain
- Two Reception Rooms
- Double Garage
- Good Size Accommodation
- Lovely Rear Garden
- Gas Central Heating
- Double Glazing
- Off Road Parking

## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this spacious four bedroom detached family residence situated in B91. Available with NO UPWARD CHAIN.

## Main Particulars

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this four bedroom detached family residence in need of upgrading. Available with NO UPWARD CHAIN in B91.

### 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 you are purchasing for investment purposes we feel you would achieve £1700 per calendar month in current condition.

### Full Details:

Situated on Blackthorne Close, B91 viewings are recommended for this spacious four-bedroom detached family home, immaculately presented yet offering potential for upgrading.

Upon entry, you're welcomed into a generous entrance hallway featuring stairs leading to the first floor and an understairs cupboard for added storage convenience.

The living room boasts ample space, adorned with a double glazed window, central heating radiator, and double doors that open into the dining room. From here, UPVC doors lead out onto the rear garden, providing a seamless indoor-outdoor flow.

The kitchen offers a range of base cupboards and drawer units topped with work surfaces, complemented by matching wall-mounted cabinets. A door leads to an inner lobby with a pantry cupboard and provides access to the rear garden.

Upstairs, a spacious landing awaits, leading to four bedrooms, each featuring double glazed windows.

The bathroom offers a panelled bath with a shower over, while the wash hand basin and W.C are situated in a separate room, enhancing practicality for busy households.

Outside, the property benefits from off-road parking for several cars, ensuring convenience for residents and guests alike. The lovely large rear garden is laid to lawn with fencing to the sides, offering ample space for outdoor activities and relaxation.

In summary, this spacious detached family home presents an excellent opportunity for those seeking a property with potential for upgrading.

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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