



£360,000 None

Aldershaws, Shirley, Solihull, B90 1SQ

Terraced House | 3 Bedrooms | 2 Bathrooms

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

www.blackandgolds.co.uk



Step Inside

Key Features

- Three Bedroom Family Residence
- Most Sought After Location
- Electric Car Charger Point
- Living Room
- Kitchen
- Conservatory
- Downstairs W.C
- Garage
- Off Road Parking
- Gas Central Heating and Double Glazing

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this lovely presented three bedroom family residence in this lovely location in Dickens Heath. Viewing highly recommended!

Main Particulars

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this lovely presented three bedroom family residence in this lovely location in Dickens Heath. Viewing highly recommended!

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."

Full Details:

Nestled in the highly sought-after location of Dickens Heath, this charming three-bedroom family home awaits.

Step into the inviting living room, featuring a double glazed window, wooden flooring and an exposed staircase leading to the first floor.

The kitchen offers a range of base cupboards and drawer units with matching wall-mounted cabinets, stainless steel sink and drainer units with mixer tap, integrated oven with extractor hood and space for additional white goods. The utility room provides space for additional white goods and access to the garage. A convenient downstairs WC adds to the functionality.

Enjoy the spacious conservatory at the rear, boasting wooden flooring and double glazing throughout and doors opening out onto rear garden.

Upstairs, discover three well-appointed bedrooms all with double glazing and a family bathroom comprising of a W.C, wash hand basin and bath with shower over.

Outside, there's off-road parking to the front with an electric car charger point and a rear garden laid to lawn to complete the picture of this delightful residence.

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.

The Consumer Protection from Unfair Trading Regulations 2008: Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licenced conveyancer or surveyor.

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

BLACK GOLDS

www.blackandgolds.co.uk