



£385,000 Offers In Region Of

Beechnut Close, Solihull

Link Detached House | 3 Bedrooms | 1 Bathroom

0121 249 6207

**BLACK & GOLDS**  
REAL ESTATE SOLUTIONS

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# Step Inside

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## Key Features

- Attractive Rear Garden
- Link Detached House
- Gas Central Heating and Double Glazing
- Off Road Parking
- Fantastic Location
- Garage
- Fantastic Location
- Close to Solihull Town Centre



## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this lovely presented three bedroom link detached family residence situated in this prime location of Beechnut Close in walking distance to Solihull Town Centre. Viewing highly recommended for this property!

## Main Particulars

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### PROPERTY LOCATION

This charming family home enjoys a prime location within walking distance of Solihull Town Centre, making it convenient for access to a wide range of amenities, shopping options, and entertainment opportunities. In addition, it falls within the catchment area of highly regarded local schools, adding to its appeal for families seeking quality education for their children.

The property's strategic location offers the perfect blend of urban convenience and family-friendly surroundings, ensuring you have everything you need within easy reach. Whether it's shopping, schools, or leisure activities, this residence provides an ideal base for a comfortable and fulfilling lifestyle.

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:

Welcome to this beautifully presented three-bedroom family residence where convenience and comfort come together seamlessly. The property greets you with a block-paved driveway, providing ample off-road parking.

As you step inside, a through lounge awaits, featuring a double-glazed window and a UPVC door that opens to the rear garden. A central heating radiator ensures a cozy ambiance, making this space perfect for relaxation. The staircase, located in the through lounge, provides access to the upper level.

The fitted kitchen is a functional and stylish area, equipped with base cupboards and drawer units. It includes a sink and drainer, along with integrated appliances such as a cooker with a gas hob and an extractor hood. A pantry cupboard with shelving offers additional storage convenience.

This property features a side passageway, which includes a dedicated working office area. This versatile space is ideal for those who work from home. It also provides

convenient access to the garage and offers front and rear entry points, enhancing accessibility and practicality.

Moving to the first floor, you'll find three inviting bedrooms, each featuring double-glazed windows and central heating radiators. These comfortable spaces are perfect for family living.

The family bathroom on this level is both functional and elegant, offering a close-coupled W.C., a wash hand basin, and a bath with a wall-mounted shower, providing convenience for your daily routines.

Rear garden - This space features a decked patio area, ideal for al fresco dining or simply enjoying the outdoors. The garden is thoughtfully laid to lawn and adorned with mature shrubs, creating a serene and private retreat. Fencing along the sides ensures both security and privacy.

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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