



£370,000 None

Hargrave Road, Shirley, Solihull

Link Detached House | 3 Bedrooms | 1 Bathroom

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

www.blackandgolds.co.uk



Step Inside

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this Three-bedroom link detached property situated in this popular location off Peterbrook Road, Shirley. Viewings highly recommended to appreciate this property which offers NO UPWARD CHAIN.

Main Particulars

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this Three-bedroom link detached property situated in this popular location off Peterbrook Road, Shirley. Viewings highly recommended to appreciate this property which offers NO UPWARD CHAIN.

PROPERTY LOCATION

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Shirley Train station is within walking distance offering services to Birmingham City centre and Stratford-upon-Avon in the other direction. There is easy road access to the M42, M40 & M6 motorway.

If you are purchasing for investment purposes we feel you would achieve £1200.00 per calendar month

Full Details:

Ground Floor Accommodation:

- The property is situated in a popular road and set back from the road behind a block paved driveway providing off road parking for several cars and lawned foregarden.
- Entrance Hallway with downstairs W.C, understairs store and stairs leading to first floor accommodation.
- Living room to front aspect radiator with double glazed windows, central heating radiator and feature fire with surround.
- Dining room to rear aspect with sliding door opening out onto rear aspect.
- Modern Kitchen is fitted with a range of base cupboards and drawer units with work surface over, matching wall mounted cabinets, stainless steel sink and drainer unit with mixer tap, integrated cooker with electric hob and extractor hood over, integrated fridge, freezer and washing machine.

First Floor Accommodation:

- Two Doubles and one single bedroom to the first floor with double glazed windows and central heating radiators. The two double bedrooms benefit from fitted wardrobes.
- Family bathroom comprising of a close coupled W.C, pedestal wash hand basin and bath with mains powered shower over.

Outside:

- A low maintenance rear garden with paved patio area, garden laid to lawn with herbaceous borders to sides and timber fencing.
- Access to garage from either front or rear gardens.

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