



£750,000 Offers In Region Of

Elvaston Way, Shirley, Solihull, B90 1TY

Detached House | 5 Bedrooms | 4 Bathrooms

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 beautifully presented five bedroom detached residence situated in this highly sought after location of Elvaston Way, B90. Viewings Highly Recommended. NO UPWARD CHAIN.

Main Particulars

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this beautifully presented five bedroom detached residence situated in this highly sought after location of Elvaston Way, B90. Viewings 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."

If you are purchasing for investment purposes we feel you would achieve £3000 per calendar month

Full Details:

Nestled in the heart of Dickens Heath Village, this extensive detached family home on prestigious Elvaston Way offers a luxurious lifestyle within easy reach of local amenities.

As you arrive, the block paved driveway welcomes you, leading to the front door and into the hallway, where a convenient downstairs w.c with wash hand basin awaits, ensuring your guests' comfort without the need to venture upstairs.

Inside, two separate reception rooms offer versatility and space. Dining room, situated to the front, boasts built-in storage cupboards, while the through lounge, with its

large windows and feature fireplace, opens up to the rear garden through glass double doors, flooding the space with natural light.

The highlight of the home is the ultra-modern open-plan kitchen/diner, complete with sleek, handleless cream units, contrasting work surfaces, and a range of integrated appliances. The central island provides additional storage and worktop space, while the dining area offers ample room for family gatherings. Adjacent to the kitchen, the utility room offers practicality and storage for laundry needs.

Upstairs, five generously sized bedrooms await, two of which boast en-suites for added convenience. The master bedroom features a dressing room with fitted wardrobes and a tiled en-suite with double shower cubicle. The family bathroom, accessible from the landing, is elegantly appointed with a bath, separate shower cubicle, w.c, wash hand basin, and bidet.

Outside, the low-maintenance garden provides a tranquil retreat with a patio area leading to a lush lawn, enclosed by wood fencing for privacy and relaxation.

Additionally, the property benefits from off-road parking and a garage, ensuring convenience and ease of access for residents and guests alike.

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, licensed 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