



£343,000 Offers In Region Of

Yardley Wood Road, Shirley, Solihull, B90 1JT

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

0121 249 6207

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REAL ESTATE SOLUTIONS

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# Step Inside

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## Key Features

- Three Double Bedrooms
- Family Bathroom
- Two Reception Rooms
- Large Plot
- Family Home
- Viewings Highly Recommended
- Detached Garage
- Rear Garden
- Gas Central Heating
- Double Glazing

## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this well-presented three bedroom family residence situated in this popular location in B90. Viewings highly recommended to appreciate this property.

## Main Particulars

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### PROPERTY LOCATION:

Solihull Lodge is a highly desirable location, just a short walk from the well-regarded Peterbrook Junior and Infant School. Residents here also benefit from frequent bus services that offer convenient routes to various destinations. Heading one way, these buses provide access to the Maypole area, where you'll find a Sainsbury's supermarket and a range of local shops. Alternatively, in the opposite direction, they connect you to the A34 Stratford Road in the town center of Shirley, passing by numerous shops and providing access to Shirley Railway Station. From there, commuter services operate to Birmingham and beyond.

For motorists, there's easy access to the Maypole and Hollywood By-Pass, which quickly leads to Junction 3 of the M42 motorway at Portway. The M42 serves as a central hub in the national motorway network, offering swift connections, including the junction with the A45, to key attractions such as the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport, and Railway Station.

If you are purchasing for investment purposes we feel you would achieve £1300 per calendar month

### FULL DETAILS:

This spacious three-bedroom semi-detached property, positioned on a corner plot, offers ample living space and potential for expansion (STPP).

The ground floor features a welcoming entrance hall with access to a guest WC, pantry, and ground floor rooms.

The lounge is flooded with natural light from two double glazed windows and features a gas fire with a feature fireplace. Sliding doors from the dining room lead to the conservatory, which includes a utility area and access to the garden.

The fully tiled kitchen boasts integrated appliances and access to the conservatory.

Upstairs, the oversized master bedroom includes an ensuite shower and fitted wardrobes. Two additional double bedrooms, a family bathroom, and a landing with access to a large boarded loft complete the first floor.

Outside, the garden offers a private, low-maintenance space with a converted office area within the garage.

Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

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.





Telephone: 0121 249 6207

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