



£367,500 Offers In Region Of
Cambria Close, Shirley, Solihull, B90 1DR
Semi-Detached House | 3 Bedrooms | 2 Bathrooms

0121 249 6207

BLACK & GOLDS
REALTY & ESTATE

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Step Inside

Key Features

- Spacious three/four bedroom semi-detached family home
- Convenient downstairs WC
- Living room with sliding door leading to conservatory
- Additional reception room, versatile as a bedroom or study
- Three generously sized bedrooms on the first floor
- Family bathroom with a luxurious four-piece suite
- Off-road parking available to the front of the property
- Low-maintenance rear garden
- No upward chain
- Popular location

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this three/four bedroom family semi detached residence in this popular location of Cambria Close, Shirley. NO UPWARD CHAIN. Viewings are highly recommended.

Main Particulars

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this three/four bedroom family semi detached residence in this popular location of Cambria Close, Shirley. Viewings are highly recommended.

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 £1450 per calendar month

Full Details:

Situated on Cambria Close, B90, this spacious three/four bedroom semi-detached family residence offers versatile living space ideal for modern family life.

The property boasts a convenient downstairs WC, a comfortable living room with sliding doors leading to a conservatory, and an additional reception room, providing flexibility as a bedroom or study.

The well-appointed kitchen features integrated appliances and ample storage, catering to the demands of everyday living.

Upstairs, three generously sized bedrooms await, with the rear bedroom benefiting from an ensuite shower for added convenience.

Completing the accommodation is a family bathroom with a lovely four-piece suite.

Outside, off-road parking is available to the front of the property, while the low-maintenance rear garden offers a peaceful retreat.

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.

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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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