



£300,000 None

Elmdon Park Road, Solihull, B92 9HE

Semi-Detached House | 3 Bedrooms | 1 Bathroom

0121 249 6207

**BLACK & GOLDS**  
REAL ESTATE SOLUTIONS

[www.blackandgolds.co.uk](http://www.blackandgolds.co.uk)







# Step Inside

---

## Key Features

- 3 Bed Semi Detached
- Corner Plot
- Huge Scope to Extend (stpp)
- In Need of Modernisation
- Fantastic Front Aspect
- Off Road Parking
- Chain Free
- Modern Shower Room

## Property Description

BLACK AND GOLDS ESTATE AGENTS are delighted to offer for sale this spacious three bedroom semi-detached property situated conveniently on a fantastic corner plot along Elmdon Park Road, Solihull, B92. This property offers excellent potential for extension (stpp) and improvement and has the benefit of being sold CHAIN FREE!

## Main Particulars

BLACK AND GOLDS ESTATE AGENTS are delighted to offer for sale this spacious three bedroom semi-detached property situated conveniently on a fantastic corner plot along Elmdon Park Road, Solihull, B92. This property offers excellent potential for extension (stpp) and improvement and has the benefit of being sold CHAIN FREE!

Elmdon Park Road is ideally located within close proximity to local amenities, luxuries, eateries and transport links. Local transport links provide easy access into; Solihull Town Centre, Birmingham City Centre, Birmingham Airport, Birmingham NEC and many more sought after locations. The property is also directly opposite the popular Elmdon Park and is in the catchment area for good schooling, making it perfect for families and commuters.

This property is located on a fantastic corner plot which has a huge front garden that would certainly offer itself to extension (stpp).

Please refer to the floorplan for room measurements.

The property briefly comprises:

### OUTSIDE:

The property is set back from the road via a dropped kerb leading onto a driveway, providing off road parking, with a very large section laid to lawn. The rear garden is mainly laid to lawn with fencing to borders and well-maintained shrubberies. There is a side storage unit ideal for bikes or garden tools and a rear brick built outhouse.

### INSIDE:

The downstairs of the property benefits from having a spacious lounge diner with access into the rear garden. The kitchen benefits from having wall and base units alongside plumbing for white goods also gaining access to the rear garden. There is a useful cupboard/pantry and a door leading to the back garden.

Upstairs briefly comprises; two double bedrooms, one single bedroom and a modern fitted shower room. You can gain access to the loft of the property via the landing.

**TENURE** We are advised that the property is Freehold but as yet we have not been able to verify this.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS The agent has 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. The agent has 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.

Tenure: Freehold



Telephone: 0121 249 6207

**BLACK GOLDS**

---

[www.blackandgolds.co.uk](http://www.blackandgolds.co.uk)