



£300,000 Offers In Region Of  
Stanton Road, Shirley, Solihull, B90 2DY  
Semi-Detached House | 3 Bedrooms | 1 Bathroom

0121 249 6207

**BLACK & GOLDS**  
REAL ESTATE SOLUTIONS

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# Step Inside

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## Key Features

- A Three Bedroom Property
- Semi Detached
- Living Room
- Dining Kitchen
- Garage
- No Upward Chain
- Bathroom
- Popular Location



## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this three bedroom family residence in this lovely location of Stanton Road, B90 offered for sale with NO UPWARD CHAIN. Viewing highly recommended!

## Main Particulars

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### 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."

### FULL DETAILS:

A three-bedroom semi-detached property located on Stanton Road, B90. The property features a driveway providing off-road parking. The rear garden is mainly laid to lawn with well-maintained shrubbery, fencing to boundaries, and a patio section.

Internally, the property comprises of three bedrooms, a bathroom with W.C, wash hand basin and bath with shower attachment, an open-plan kitchen and dining area, a separate lounge to the front.

### 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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