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£325,000 Offers In Region Of

Swanswell Road, Solihull, B92 7EU

Semi-Detached House | 3 Bedrooms | 1 Bathroom



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Step Inside

Key Features

- Beautifully presented three-bedroom family home
- Kitchen with integrated appliances
- Living/dining room with sliding doors
- Integral garage for convenient storage
- Off-road parking to front
- Well-maintained rear garden with paved patio area
- Prime B92 location
- Viewings highly recommended
- Additional study to first floor
- Popular location

Property Description

BLACK AND GOLDS ESTATE AGENTS are delighted to offer for sale this spacious three bedroom semi detached residence with the addition of a study. This property situated in the most convenient location on Swanswell Road, B92.

Main Particulars

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Property Details:

Swanswell Road is conveniently located within proximity to local amenities, eateries, luxuries, and transport links. Local transport links provide easy access into; Birmingham City Centre, Solihull Town Centre, Birmingham Airport and is near to convenient road networks linking the M42, M6, M40, M1 and M5 making it perfect for commuters. The property is within easy walking distance to Langley Primary School and Langley Secondary School which falls within the catchment area. Tudor Grange Academy is also a 10-minute drive away.

If purchasing for investment you could expect to receive around £1350pcm.

Full Details:

A beautifully presented three-bedroom family home situated on Swanswell Road, B92.

This property offers a spacious kitchen to the front aspect, featuring a range of base cupboards and drawer units with work surface over, matching wall-mounted cabinets, an inset sink with drainer unit and mixer tap, integrated cooker, and integrated dishwasher. The living/dining room to the rear boasts large windows and a sliding door, providing access to the rear garden.

From the entrance hallway, there is access to an integral garage offering convenient storage.

Upstairs, the first floor includes three bedrooms, a study, and a family bathroom.

The property also benefits from off-road parking to the front, and a rear garden with a paved patio area, a lawn, and herbaceous borders with a range of mature plants and shrubs.

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, licenced 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.



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