



£325,000 Offers In Excess Of

Kitebrook Close, Shirley, Solihull, B90 4UQ

Semi-Detached House | 2 Bedrooms | 1 Bathroom

0121 249 6207

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Step Inside

Key Features

- Two Spacious Double Bedrooms
- Living Room with Feature Fireplace
- Modern Dining Kitchen with Integrated Appliances
- Fitted Wardrobes in Main Bedroom
- UPVC Doors Leading to Rear Garden
- Large Rear Garden with Paved Patio and Lawn
- Mature Shrubs and Trees for Added Privacy
- Sought-After Location in Kitebrook Close, B90
- Viewings Highly Recommended
- Modern Style

Property Description

A Stunning Two-Bedroom Family Home with Spacious Garden and Garage on Kitebrook Close, B90. Viewings Highly Recommended

Main Particulars

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.

If purchasing for investment you could expect to receive around £1250pcm.

Full Details:

This stunning two-bedroom family home, located on Kitebrook Close, B90, offers comfortable and stylish living.

The property features a cozy living room with a front aspect and a charming feature fireplace, leading into a dining kitchen fitted with a range of base cupboards, drawer units, matching wall-mounted cabinets, and a sink with a mixer tap. The kitchen also includes an integrated cooker with a gas hob, space for additional appliances, and UPVC doors opening onto the rear garden.

Upstairs, there are two double bedrooms, both with double-glazed windows, and one benefiting from fitted wardrobes. The family bathroom is equipped with a close-coupled W.C., wash hand basin, and a bath with a shower over.

Additional features include off-road parking, a garage, and a lovely rear garden with a paved patio, lawn, and mature shrubs and trees along the sides, providing a tranquil outdoor space.

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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