



£440,000 Offers In Excess Of

Shenstone Road, B14

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

0121 249 6207

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Step Inside

Key Features

- Four Bedroom Family Home
- Two Reception Rooms
- Open Plan Dining Kitchen
- Utility Room with Downstairs W.C
- Four Bedrooms with Separate Office Room
- Off Road Parking
- Landscaped Rear Garden
- Modern Style Throughout
- Viewings Highly Recommended
- Principle with Ensuite Shower Room

Property Description

A beautifully presented four-bedroom family home located on the highly sought-after Shenstone Road. Viewings Highly Recommended

Main Particulars

Location:

This property is in a highly convenient location, offering residents a wealth of excellent amenities within easy reach. Nearby, you'll find a diverse array of retail facilities, ensuring that shopping and daily necessities are always within close proximity.

For those who rely on public transportation, regular bus services provide convenient access to key destinations, including Birmingham City Centre, Solihull Town Centre, and the surrounding areas, making commuting a breeze.

Families with children will appreciate the property's proximity to a range of high-quality nursery, primary, and secondary schools.

Additionally, the property benefits from easy access to the Maypole and Hollywood By-Pass, providing a swift connection to Junction 3 of the M42 motorway at Portway. The M42 serves as a central hub in the national motorway network, offering quick access, via the junction with the A45, to notable attractions such as the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport, and Railway Station.

If purchasing for investment you could expect to receive around £1500pcm.

Full Details:

A beautifully presented four-bedroom family home located on the highly sought-after Shenstone Road, ideally positioned for easy access to Hollywood and Wythall.

This impressive property offers spacious living areas, beginning with a stylish living room featuring a modern electric feature fireplace. The versatile playroom provides additional family space, while the stunning open-plan dining kitchen boasts high-spec appliances, a range of contemporary wall and base units, an integrated cooker, dishwasher, and a sleek sink and drainer. Bifold doors seamlessly connect the kitchen to a south-facing, newly landscaped garden with a paved patio and lawn, perfect for outdoor entertaining. The home also features a practical utility area with plumbing for white goods and a convenient downstairs W.C.

Upstairs, you'll find four well-sized bedrooms, including a principal suite with ensuite, an additional family bathroom, and a separate study/home office for remote working.

The property benefits from off-road parking and a beautifully landscaped south-facing garden, updated in 2023 with timber fencing for added privacy. This stunning family home is ideal for those seeking both style and functionality in a prime location.

Tenure:

We are advised that the property is Freehold.

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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