



£350,000 Offers In Region Of  
Stanton Road, Shirley, Solihull, B90 2DU  
Semi-Detached House | 3 Bedrooms | 1 Bathroom

0121 249 6207

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# Step Inside

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## Key Features

- Three Bedroom Semi Detached
- Popular Location
- Dining Kitchen
- Garage
- Off Road Parking
- No Upward Chain

## Property Description

Viewings are recommended for this well-presented three-bedroom semi-detached property on Stanton Road, B90, ideal for families offered for sale with NO UPWARD CHAIN.

## Main Particulars

### PROPERTY LOCATION

Shirley boasts a vibrant array of retail and leisure amenities. From popular major retail names at Sears Retail Park and Parkgate to independently run outlets along Shirley high street, there's something for everyone. Nearby, residents have easy access to gymnasiums and a selection of large supermarkets, including Waitrose, Asda, Sainsbury's, Aldi, and Tesco.

Food enthusiasts will find themselves spoiled for choice, with a diverse range of culinary experiences within walking distance, from upscale dining establishments to cozy cafes and lively bars. The area is also rich in educational options, with schools like Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy, and Alderbrook School and Sixth Form.

Transportation is convenient with Shirley Train Station nearby, providing services to Birmingham City Centre and Stratford-upon-Avon. Plus, easy access to major motorways like the M42, M40, and M6 ensures seamless travel for residents and commuters alike.

### Full Details:

Viewings are recommended for this well-presented three-bedroom semi-detached property on Stanton Road, B90, ideal for families seeking a comfortable and practical home.

The ground floor features a cozy living room at the front of the property and a spacious dining kitchen at the rear, with doors that open directly onto the rear garden. The kitchen includes a variety of base cupboards, drawer units, matching wall-mounted cabinets, a sink with a mixer tap, and space for white goods, providing ample storage and functionality. An inner lobby offers convenient access to the integral garage and rear garden.

Upstairs, the property comprises two double bedrooms and one single bedroom, each offering bright and comfortable accommodation. The family bathroom is equipped with a four-piece suite, adding extra convenience for family living.

Externally, the property benefits from off-road parking at the front and a good-sized rear garden, perfect for outdoor activities and relaxation. This lovely home combines practical layout features with a sought-after location, making it a must-see. Early viewings are encouraged!

### 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

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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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