

**Need a Mortgage in principle to make offers?** Call us now for quick assistance!  
**0121 775 0101**



**Do you need to sell? Start your journey now!** Call us we can help.  
**0121 775 0101**



**SCAN FOR MORE INFO**  
**SIZE** - 1670 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull MBC - F  
**BROADBAND** - Upload Max 1000 Mbps  
Download Max 1000 Mbps  
**MOBILE** - O2 Vodafone  
**EPC** - D - 67  
**PARKING** - For at least 2 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

## SWINBROOK WAY

Offers in the region of £650,000

Welcome to this charming detached house located on Swinbrook Way in the desirable area of Shirley, Solihull. Located in a sought-after area, this property offers a perfect blend of comfort, style and functionality.

### FEATURES

- Beautifully Presented Detached Family Home
- Spacious Lounge
- Large conservatory
- Separate Dining Room
- Fitted Kitchen With Utility Room
- Four Good Sized Bedrooms, Three with Fitted Wardrobes
- Family Bathroom & En-Suite Shower Room
- Driveway Parking & Single Garage
- Well Maintained Rear Garden
- Quiet Cul-de-Sac Location
- Tudor Grange Academy Catchment

**Are you an investor interested in expanding your portfolio?**

**Call 0121 775 0101 to provide your investment criteria for alerts.**



SCAN TO VIEW OUR WEEKLY FILMS & SUBSCRIBE

### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

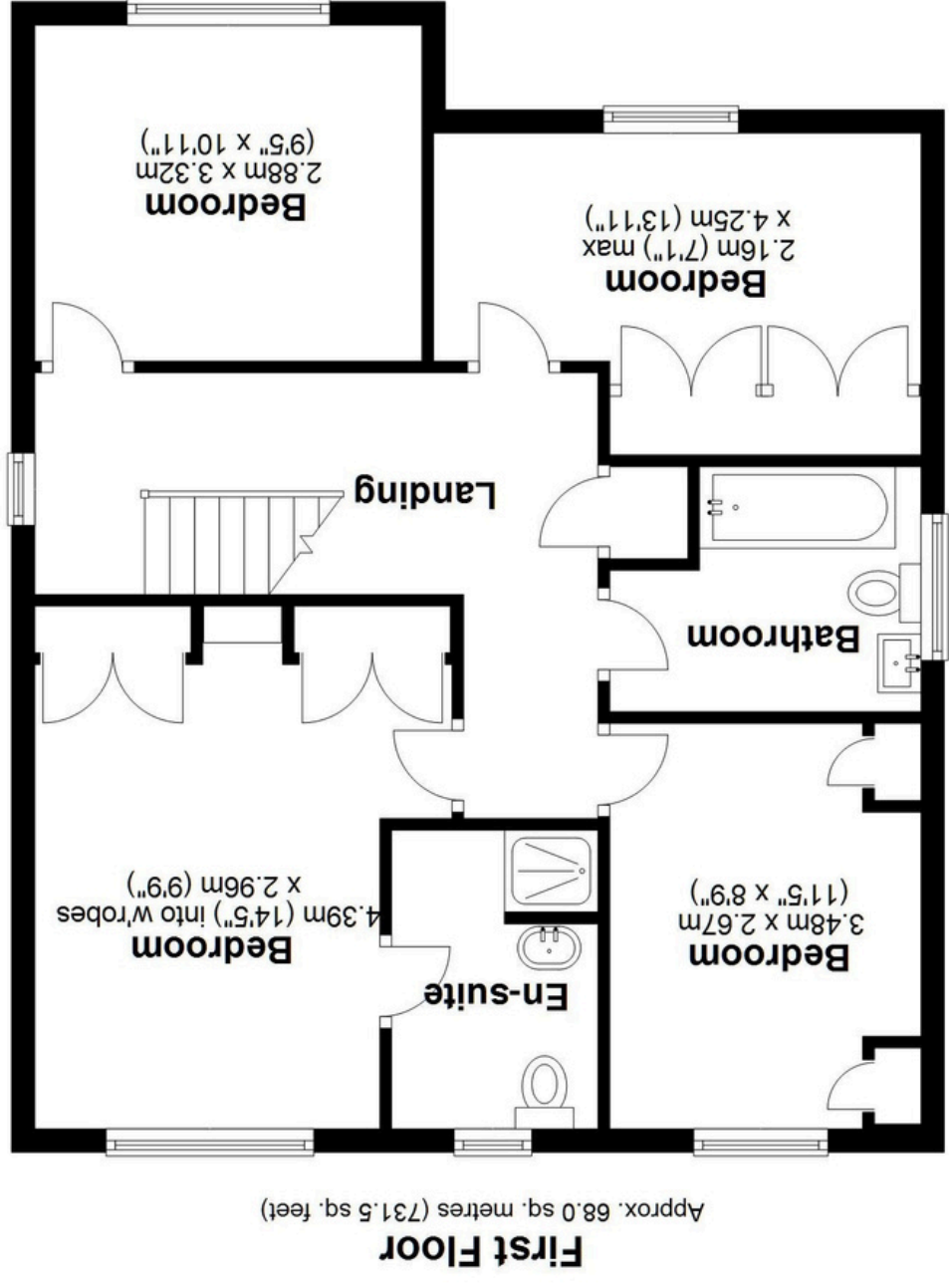
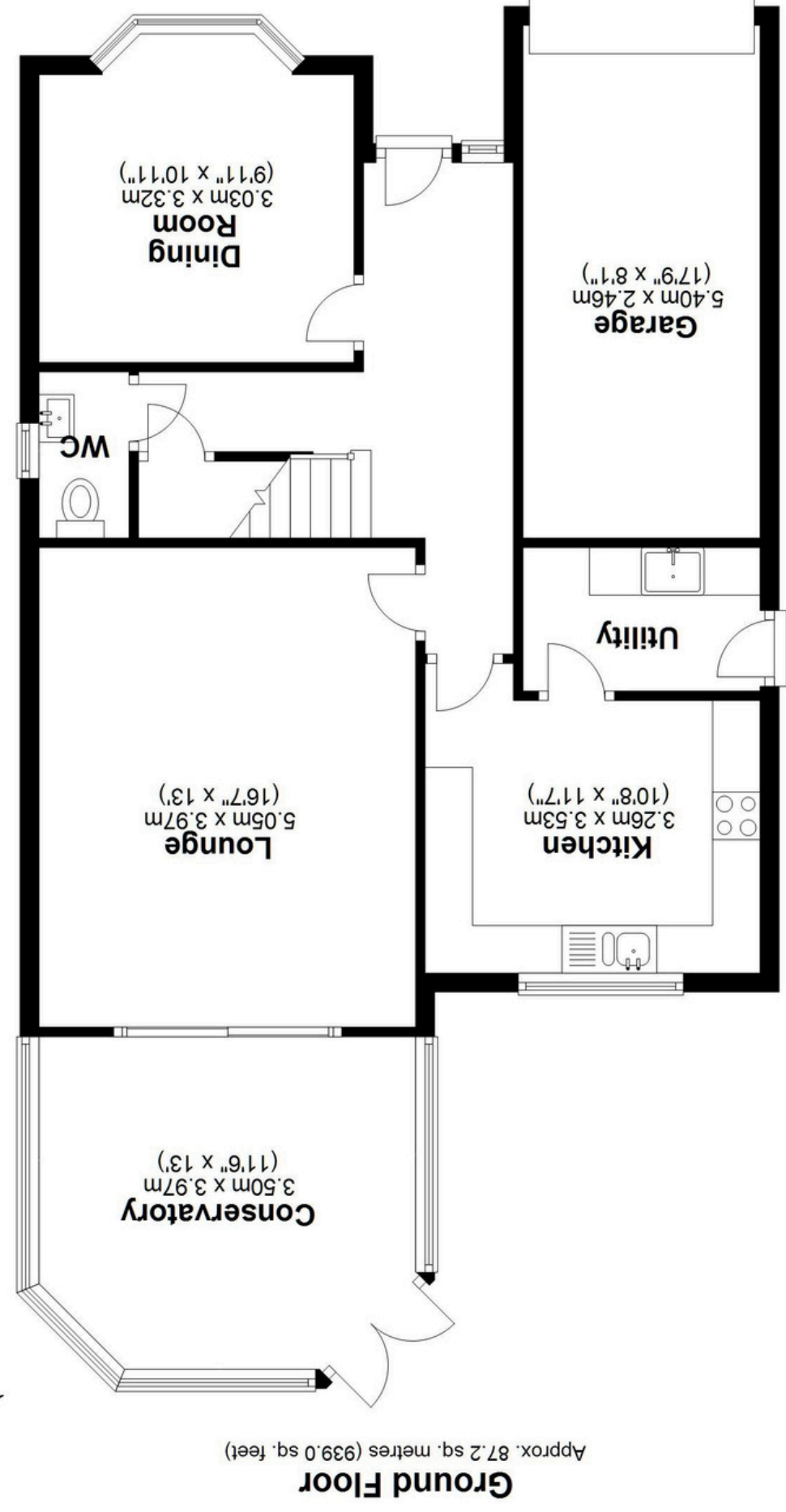
Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### HTSPMD

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



Total area: approx. 155.2 sq. metres (1670.5 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

