

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** - 1042 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - E  
**BROADBAND** - Upload Max 1000Mbps  
Download Max 1000 Mbps  
**EPC** - D - 60  
**PARKING** - For at least 5 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

**BINLEY CLOSE**  
**Shirley, B90**

Nestled in a sought-after residential area of Shirley, this charming detached family home offers a perfect blend of comfort and style. This delightful home is not only well-presented but also conveniently located, making it an excellent choice for those seeking a family-friendly environment in a vibrant community.

**FEATURES**

- Tastefully Presented Detached Family Home
- Spacious Lounge
- Separate Dining Room
- Fitted Kitchen
- Three Generous Sized Bedrooms and Fourth Single
- Family Bathroom
- Private Landscaped Rear Garden
- Deep Block Paved Driveway
- Detached Single Garage
- Convenient Location

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**

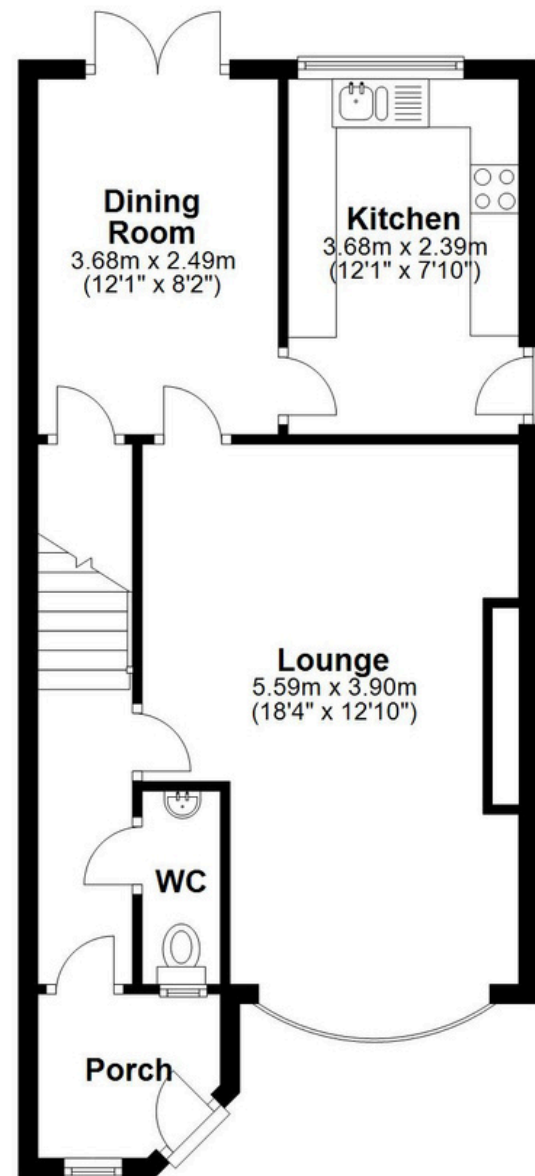
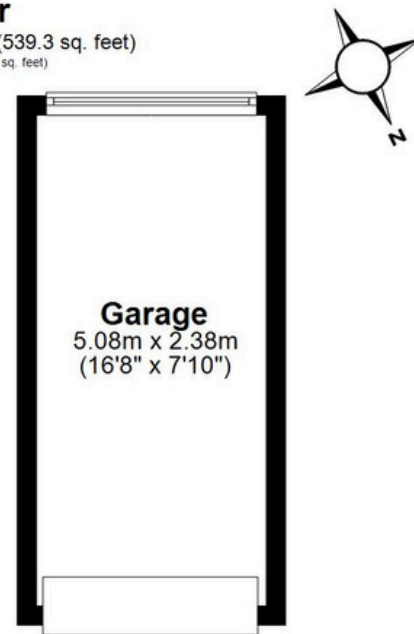
Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

**The Mortgage Update**

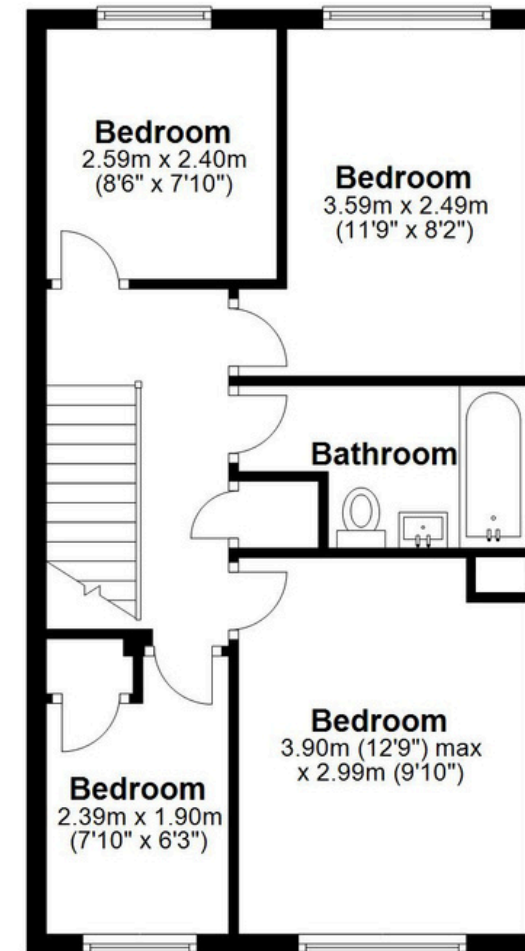
Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



**Ground Floor**  
Main area: approx. 50.1 sq. metres (539.3 sq. feet)  
Plus garage, approx. 12.1 sq. metres (130.1 sq. feet)



**First Floor**  
Approx. 46.7 sq. metres (502.9 sq. feet)



**Main area: Approx. 96.8 sq. metres (1042.2 sq. feet)**  
Plus garage, approx. 12.1 sq. metres (130.1 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.