

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** - 1030 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - D  
**BROADBAND** - Upload Max 1Mbps  
Download Max 100Mbps  
**EPC** - D - 66  
**PARKING** - For at least 4 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

## AQUEDUCT ROAD

Shirley, B90

A delightful detached dormer bungalow offering a perfect blend of comfort and style. This well-presented property is a rare find and is an ideal home for families or those seeking a peaceful retreat.

### FEATURES

- Tastefully Presented Dormer Style Detached Property
- Dual Aspect Lounge
- Dining Room with Bay Window
- Cottage Style Kitchen with Utility
- Ground Floor Bedroom & Shower Room
- Large Principal Bedroom with Fitted Wardrobes & Eaves Storage
- Modern Family Bathroom
- Low Maintenance Private Rear Garden
- Summerhouse/Office with Electric
- In/Out Driveway for 4 Vehicles

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.

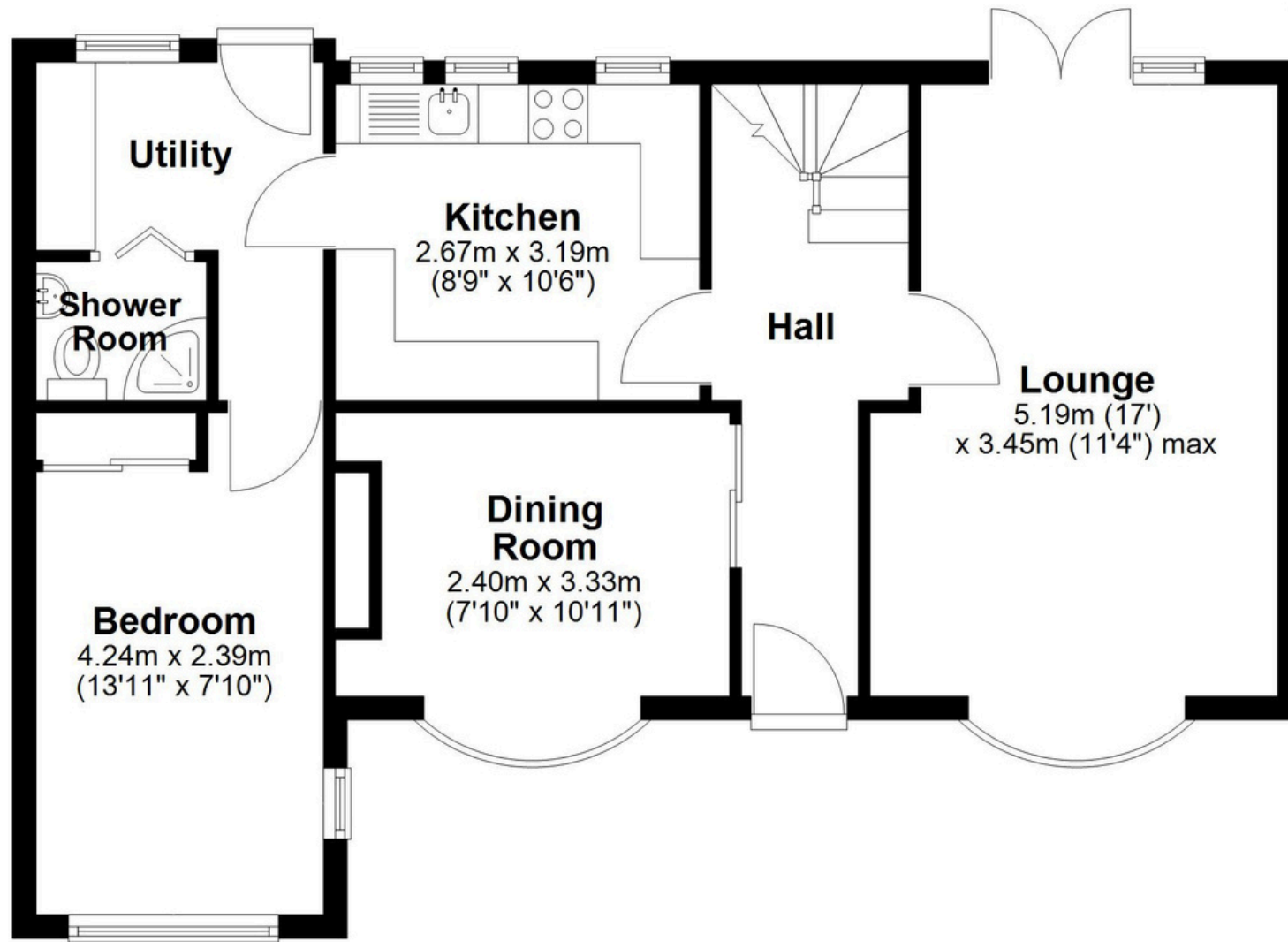
### The Mortgage Update

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



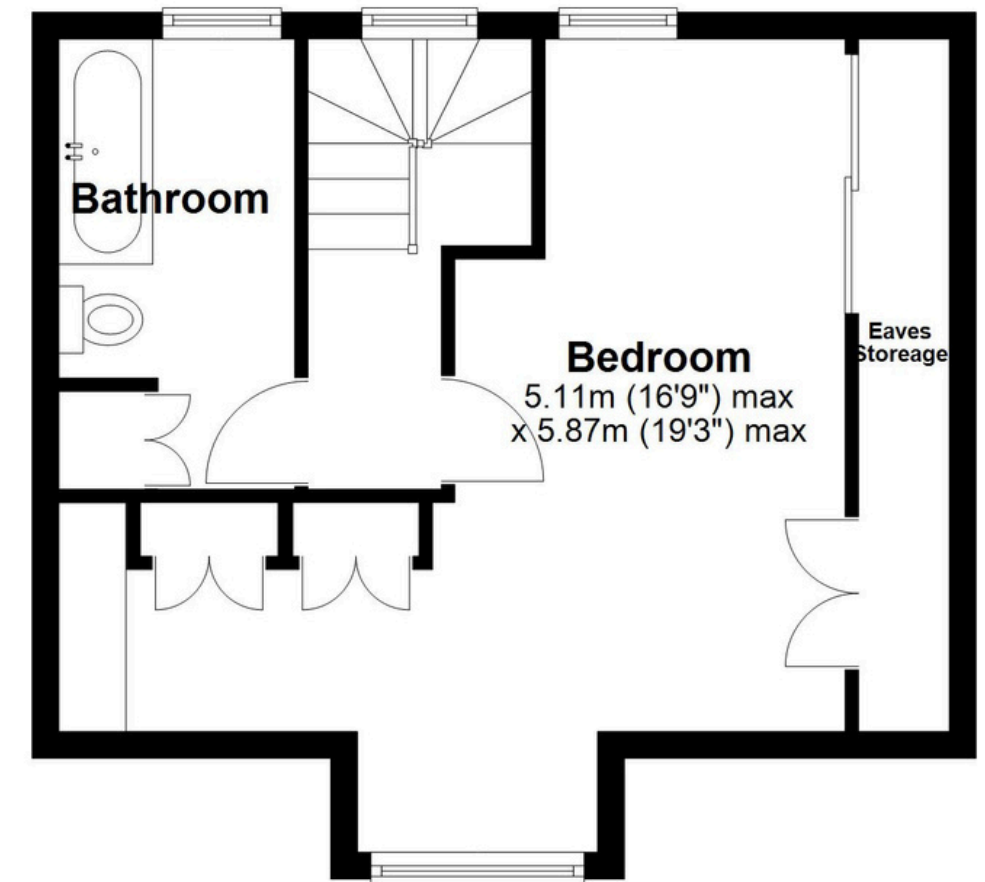
## Ground Floor

Approx. 59.8 sq. metres (644.2 sq. feet)



## First Floor

Approx. 35.8 sq. metres (385.8 sq. feet)



Total area: approx. 95.7 sq. metres (1030.0 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.