



128 Clinton Road, B90 4RQ
Sale Price Offers in Excess of £475,000



**Love
Property Co.**

128 Clinton Road, Shirley, Solihull, B90 4RQ

Tenure - Freehold
EPC Rating – TBC
Council Tax Band - C

Love Property are pleased to offer this wonderful opportunity to purchase a completely renovated, modernised, extended and spacious 1479 sq. feet (137.4 sq. metres) four-bedroom semi-detached property situated in quiet cul de sac location. Property has a number of desirable features including open plan kitchen/dining/family room complete with island, underfloor heating, electric Samsung cooker, AEG induction hob, Elica extractor, AEG microwave, drinks fridge, dishwasher and marble worktops, Velux windows and Bifold doors. Property also benefits from new double glazing, Worcester Bosch gas central heating system, loft conversion with en-suite and walk in wardrobe. .

The property is well located for local shops, schools and public transport, has easy access to Solihull Town Centre, Birmingham International Airport and railway station. The property briefly comprises of:- large tarmac drive with space for multiple cars, spacious entrance hall, kitchen/Dining/Family room, four bedrooms, family bathroom, separate wc, garage, garden room/office and large mature garden.

PROPERTY LOCATION

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, St Peter's Catholic School, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



PROPERTY MEASUREMENTS:

ENTRANCE HALL

16' 10" x 9' 3" (5.13m x 2.83m)

KITCHEN/DINER

15' 11" x 17' 8" (4.85m x 5.39m)

FAMILY ROOM

8' 7" x 16' 2" (2.61m x 4.94m)

PRINCIPAL BEDROOM ONE

7' 5" x 17' 8" (2.26m x 5.39m)

WALK IN WARDROBE

5' 3" x 9' 2" (1.60m x 2.80m)

ENSUITE

8' 3" x 8' 2" (2.53m x 2.49m)

BEDROOM TWO

12' 9" x 9' 9" (3.89m x 2.98m)

BEDROOM THREE

10' 4" x 11' 5" (3.15m x 3.47m)

BEDROOM FOUR

9' 9" x 7' 7" (2.98m x 2.31m)

BATHROOM

7' 6" x 6' 0" (2.28m x 1.82m)

GARAGE

16' 10" x 9' 3" (5.10m x 2.46m)

TOTAL SQUARE FOOTAGE

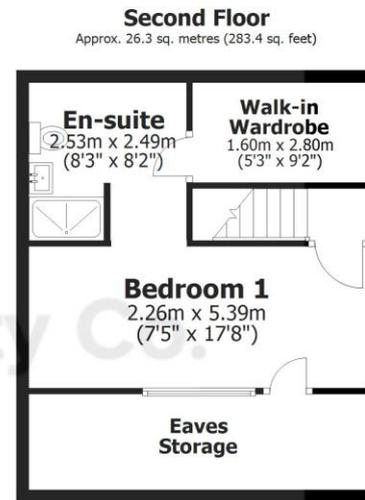
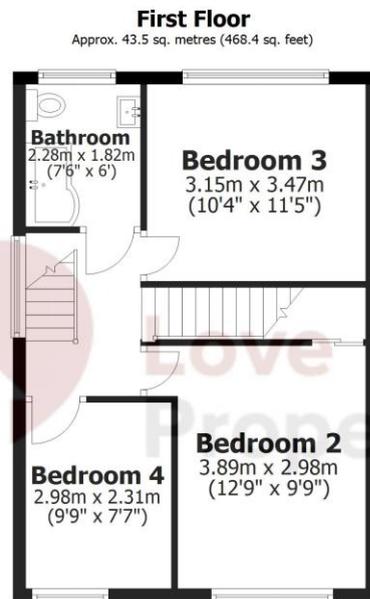
1479.0 sq. Feet (137.4 sq. Metres) approx.

Investment Rental Value £1850 PCM

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Total area: approx. 137.4 sq. metres (1479.0 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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