

# HUNTERS<sup>®</sup>

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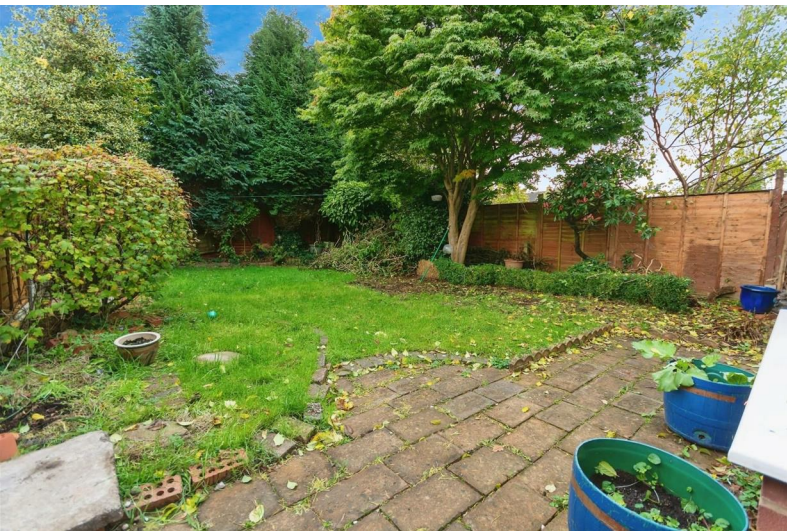
## Blenheim Road

Shirley, Solihull, B90 3QF

Offers Over £300,000



Council Tax:



# 20 Blenheim Road

Shirley, Solihull, B90 3QF

Offers Over £300,000



A generously proportioned home that sits with Tudor Grange catchment area & is offered for sale with no onwards chain.

This three bed semi detached house comprises; porch into the reception hallway, which in turn has stairs rising to the first floor, as well as access into the lounge & kitchen. The lounge has a dual aspect outlook & leads into the conservatory. The kitchen has a range of base & wall units, sink & drainer, space for white goods/appliances (fridge, washing machine & dish washer can be included in the sale) & door into the conservatory. the loft has been Upvc lined has a Velux window & radiator ready for a conversion (STPP) or could be used as an office as the loft ladder allows access .

The conservatory enjoys a garden outlook & access out to the rear garden.

To the first floor, the landing leads on to all three bedrooms, the bathroom & loft hatch.

Externally, there is a generous rear garden, which is fenced & enclosed with a covered side access to the front. The garden is mainly laid to lawn, with a patio area & established borders.

To the front is off road parking for numerous vehicles via the driveway.

NB - Council Tax Band 'C' according to the Gov website,

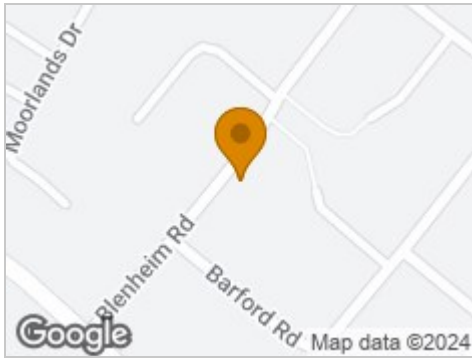
Shirley is under 3 miles from Solihull Town Centre & 1.25m from Solihull train station. Shirley retail park offers an array of well-known traders.

Solihull is situated in the heart of England & is considered a sought-after residential area, due to its convenient proximity to a number of amenities to include – the NEC arena, Birmingham International airport, train stations, private & public hospitals, sixth forms & colleges, golf courses, Touchwood shopping centre & Resorts World, as well as boutique shops.

Solihull High Street is tree-lined & has a range of restaurants, bars & coffee shops to choose from. Solihull is under 20 miles from Shakespeare's Stratford upon Avon- the gateway to the Cotswolds, Birmingham city centre & historic Leamington Spa.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



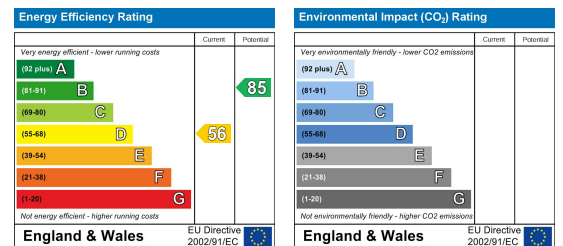
Total floor area 92.8 m<sup>2</sup> (999 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.  
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.