



Blackford Road, Shirley Solihull

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# Blackford Road, Shirley Solihull B90 4BX

for sale offers over  
**£390,000**



## Property Description

Welcome to this cozy two-bedroom property on Blackford Road, Shirley. With excellent transport links, local amenities, and superb school catchment areas, it's the ideal place to call home.

Upon entering, you're greeted by an entrance hallway leading to all rooms. The main reception room features a bay window, under-stair storage, and an efficient log burner. The secondary reception room offers versatile space for entertaining, a playroom, or an office.

The open-plan kitchen/diner is perfect for cooking and entertaining, equipped with integrated appliances and French bay doors that flood the room with light. There's also a utility area with washer and dryer points, a hand wash basin, and counter storage.

Upstairs, you'll find two spacious bedrooms, with the master featuring fitted wardrobes and loft access. The family bathroom includes a large bathtub with an overhead shower, W.B., and W.C.

The front of the property has great kerb appeal with parking for three vehicles. The rear garden has a patio, lawn, and seating area, benefiting from sunlight throughout the day and early evening.

## Entrance Hallway

Central heating radiator.

## Guest W.C

W.C.

## Cloakroom

Door to front elevation, central heating radiator and spotlights.

## Lounge

13' 9" max x 12' 4" into recess ( 4.19m max x 3.76m into recess )

Double glazed bay window to front elevation, central heating radiator and log burner.

## Dining Room

11' 1" max x 12' 9" into recess ( 3.38m max x 3.89m into recess )

Central heating radiator.

## Kitchen/ Diner

12' 7" max x 20' 8" into recess ( 3.84m max x 6.30m into recess )

Double glazed French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, tiling to walls and tiled flooring.

## Utility Room

6' 9" into recess x 15' 3" max ( 2.06m into recess x 4.65m max )

Space and plumbing for washing machine, central heating boiler, under stairs storage, spotlights and wash hand basin.

## Landing

Obscure double glazed window to side elevation and loft access.

## Bedroom One

12' 4" x 12' 2" ( 3.76m x 3.71m )

Double glazed window to front elevation, central heating radiator and fitted wardrobes.

## Bedroom Two

11' 11" x 8' 8" ( 3.63m x 2.64m )

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Obscure double glazed window to rear elevation, W.C, wash hand basin, p shaped bath with shower over and spotlights.

## Rear Garden

Patio area, lawned area, seating area and storage shed.













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To view this property please contact Burchell Edwards on

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**EPC Rating: E**

**Tenure: Freehold**

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