

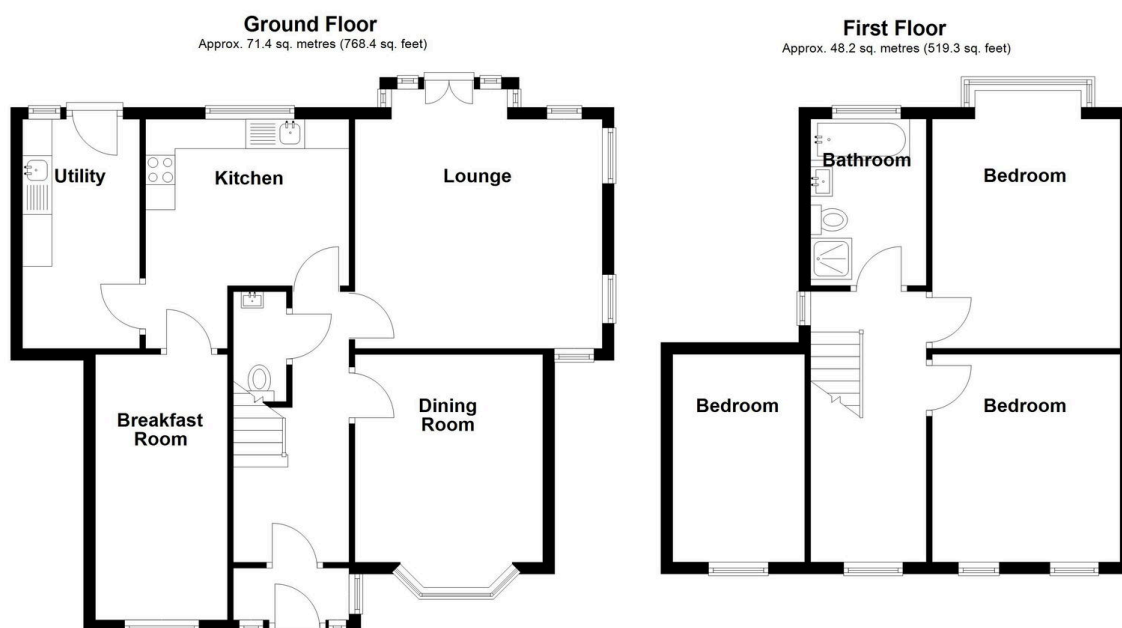
Tanworth Lane, Shirley, Solihull, B90 4EA

Guide Price £845,000

3 1 2



- MODERN AUCTION PROPERTY - T&C's and Buyers Fees Apply
- Three bedroom detached house
- Beautiful garden space with an additional 0.961 acres of land with stables for three horses
- Ample storage space
- Spacious detached garage and driveway
- Close to local amenities with a semi-rural setting
- Two reception rooms
- Utility room with access to garden
- Light and spacious home
- Modern style bathroom with separate shower and bath



Total area: approx. 119.6 sq. metres (1287.7 sq. feet)

MODERN AUCTION PROPERTY - T&C's and Buyers Fees Apply - Located on the highly desirable Tanworth Lane in Solihull, this well-presented three-bedroom detached property sits on an impressive 1.280-acre plot, offering a rare combination of generous living space and extensive outdoor land. The home features two reception rooms, a separate dining area, a fitted kitchen with utility room, garage, loft and ample storage throughout. Externally, the property boasts a beautiful garden which extends into 0.961 acres of additional land, complete with stables

suitable for three horses. Ideally positioned close to local amenities while offering a semi-rural feel, this is a unique opportunity and early viewing is highly recommended. Get in touch today to find out more.

Entrance Hallway 4.79m x 1.95m (15.7'0" x 6.4'0")

Front lounge 4.6m x 3.2m (15.1'0" x 10.5'0")

W.C 1.52m x 0.91m (5'0" x 3'0")

Kitchen 4.05m x 3.51m (13.3'0" x 11.5'0")

Utility Room 1.62m x 4.02m (5.3'0" x 13.2'0")

Dining Room 4.15m x 5.24m (13.6'0" x 17.2'0")

Second Lounge

Upstairs hallway 1.8m x 1.95m (5.9'0" x 6.4'0")

First Bedroom 4.63m x 3.32m (15.2'0" x 10.9'0")

Second Bedroom 3.32m x 3.63m (10.9'0" x 11.9'0")

Third Bedroom 2.99m x 2.38m (9.8'0" x 7.8'0")

Bathroom 1.92m x 2.74m (6.3'0" x 9'0")

Garage 7.65m x 5.76m (25.1'0" x 18.9'0")

Brookvale Auctions, working in partnership with Smart Homes Estate Agents, provides a straightforward and transparent auction service designed to deliver speed, flexibility, and certainty.

We specialise in quicker sales and fast conveyancing, with instant exchanges and guaranteed outcomes that remove uncertainty for sellers. Our auction process is open and fair, giving all parties confidence from start to finish.

We offer a flexible and bespoke approach, tailoring fees, pricing, and listing timescales to suit each property or piece of land. Timescales can be shortened or extended depending on the asset and market conditions, always with the aim of maximising value.

Pricing is based on market evidence, professional valuations, and current conditions to ensure every property is positioned correctly.

Brookvale Auctions works closely with a range of trusted partners, including estate agents, solicitors, probate specialists, landowners, private vendors, investment landlords, and developers, delivering a smooth and reliable route to sale alongside Smart Homes Estate Agents.