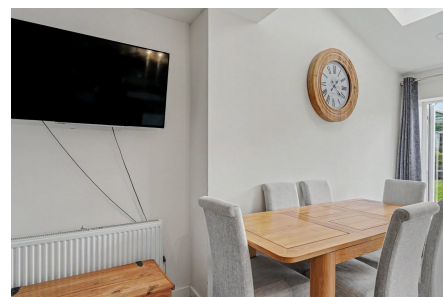


Rock Road, Solihull, B92 7LB

Offers In Region Of £315,000

3 1 1



3 Bedroom Family Home with Stunning Open-Plan Kitchen/Diner, Solihull

Shirley Office:
Black and Golds Estate Agents
117 Stratford Road, Shirley, Solihull, B90 3ND

Wythall Office:
Black and Golds Mortgage
The Old Bakery House, Becketts Farm, Alcester Road, Wythall, B47 6AJ

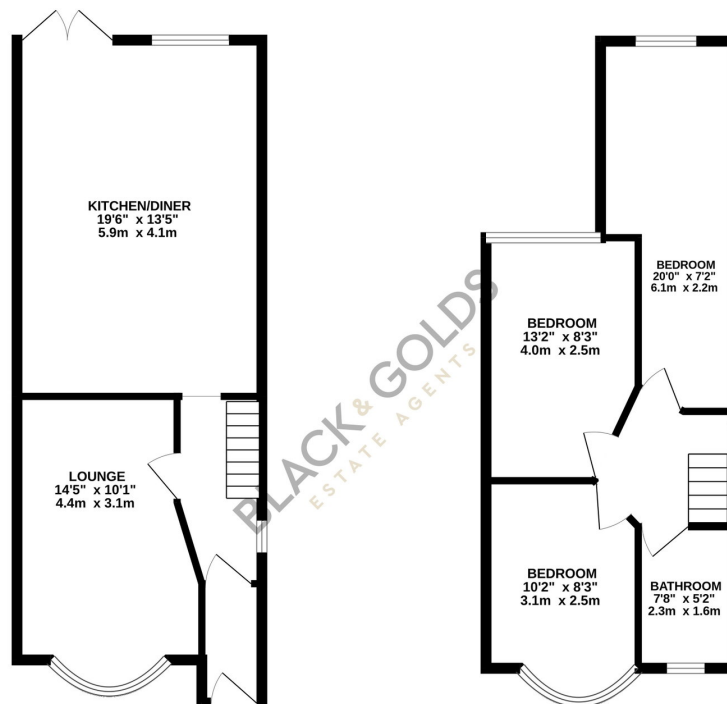
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Key Features

- **Highly Desirable B92 Postcode:** Set within a popular and quiet residential area on the sought-after Olton and Lyndon borders.
- **Spectacular Open-Plan Kitchen/Diner:** A stunning, heavily extended rear living space perfect for contemporary cooking, dining, and socialising.
- **Spacious Extended Third Bedroom:** Offers a significantly larger-than-average third bedroom, ideal for a growing family or premium home office.
- **Modern Family Bathroom:** A neatly arranged and contemporary first-floor bathroom serving all three bedrooms.
- **Excellent School Catchments:** Positioned near highly regarded primary and secondary educational institutions, making it ideal for families.
- **Traditional Bay-Fronted Charm:** An attractive semi-detached home boasting classic architectural features and fantastic curb appeal.
- **Open Separate Lounge:** Features a beautiful curved bay window to the front, providing a peaceful secondary reception room.
- **Direct Garden Access:** The open-plan family room features double doors leading directly onto the rear garden for seamless indoor-outdoor living.
- **Close to Train Station:** Located less than a mile from the station, offering direct and rapid rail links into Birmingham City Centre.
- **Superb Airport & Motorway Links:** Enjoy effortless access to the A45, M42, Birmingham International Airport, and the NEC.



TOTAL FLOOR AREA : 864 sq ft (80.3 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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