

## Swallows Meadow, Shirley, Solihull, B90 4QJ

£425,000

 4  1  2



Spacious 4 Bedroom Semi-Detached Family Home | Three Storeys | Stunning Principal Suite | Open-Plan Kitchen/Diner

**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

Black and Golds Letting Agents Limited, Company Registration Number: 10308551. Black and Golds Estate Agents, Company Registration Number: 07938019. Registered Office: 117 Stratford Road, Solihull B90 3ND.  
© 2023 Black and Golds Letting Agents Limited. Company Registration Number: 10308551. Black and Golds Estate Agents Copyright. All rights reserved. No content can be reproduced without our prior written consent.

Whilst we as Estate Agents on behalf of the vendors endeavor to ensure the accuracy of property details produced and displayed, we have not tested any appliances, equipment, fixtures and fittings or services and we cannot verify that they are connected, to working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. The Vendors have checked and approved these particulars. These particulars are intended to give a fair description, but their accuracy cannot be guaranteed, and are not to be taken as forming any part of a resulting contract. They are issued on the basis the property is still available and on the understanding that all negotiations are conducted through the agents.



## Key Features

- Spacious semi-detached family home set over three floors
- Four generously sized bedrooms
- Spacious open-plan kitchen/diner with French doors to the garden
- Bright and welcoming lounge
- Private rear garden ideal for families and entertaining
- Approximately 1,439 sq ft of living accommodation
- Impressive top-floor principal bedroom with adjoining sitting room
- Separate utility room and ground floor shower room
- Family bathroom plus separate WC
- Excellent Shirley location close to schools, amenities and transport links

