



31 Blenheim Road, Shirley, Solihull B90 3QF

£215,000

www.simonburthomes.co.uk

Key Features

Canopy Porch
 Reception Hall
 Through Lounge
 Re-Fitted Kitchen
 Three Bedrooms
 Bathroom
 Gas Central Heating
 Double Glazing
 Delightful Rear Garden
 Driveway Parking for Two Vehicles

31 Blenheim Road is a much improved, tastefully presented, traditional, three bedroom, town house residence, situated in this popular and highly regarded residential area.

Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

Vendor's Comments

We love our home but after 14 years it's just time to move on.

We have wonderful neighbours and feel so lucky to live on such a quiet road where everyone is so friendly, and we are in such a great location for schools and local amenities.

We are sure that the next owners will be equally as happy as we have been here!

Local Schools

Shirley Heath Junior School
 Blossomfield Infant & Nursery School
 Kingswood School
 Tudor Grange Primary Academy

Local Authority

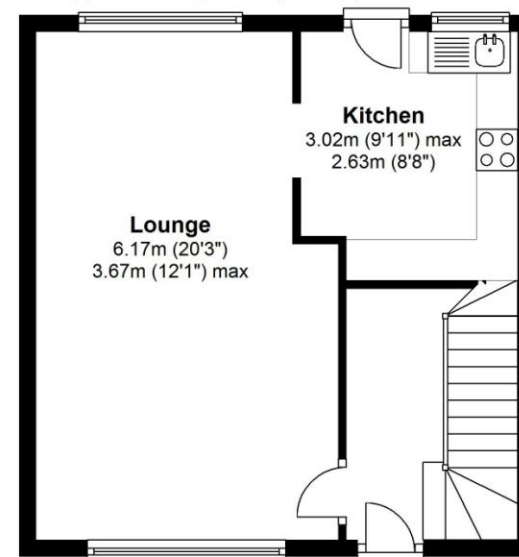
Solihull Metropolitan Borough Council

Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

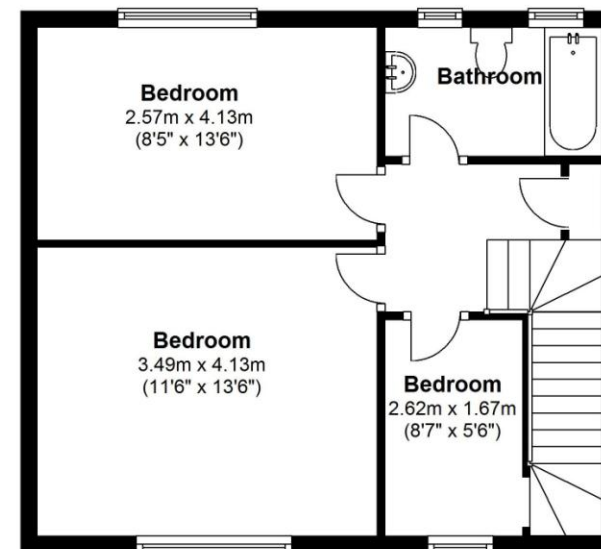
Ground Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.7 sq. feet)



Total area: approx. 78.3 sq. metres (843.0 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

