



12 Shalford Road, Solihull B92 7NE

www.simonburthomes.co.uk

£175,000

Key Features

Reception Hall
 Living Room
 Re-Fitted Dining Kitchen
 Two Double Bedrooms
 Re-Fitted Bathroom
 Gas Central Heating
 Double Glazing
 Foregarden offering Driveway Parking
 Rear Garden

12 Shalford Road is an attractive, tastefully presented, traditional, two bedroom, semi detached family home, conveniently situated in this 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

Loved the house since I first saw it and definitely felt like a home from first moving in.

Located in a safe and quite road with good friendly neighbours who will be greatly missed. Great location for city or Solihull and ideally located for the airport.

The house gets lots of light and sun and is cosy in the winter whilst light and airy in the summer.

It's been a great home that I'll be sorry to leave.

Local Authority

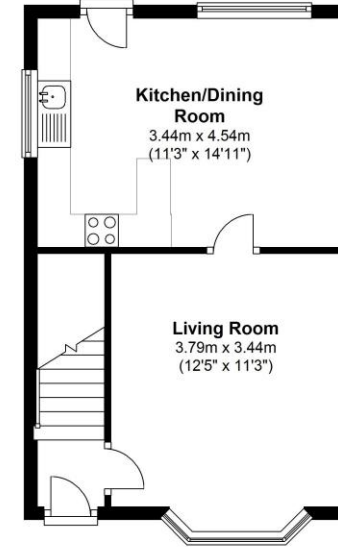
Solihull Metropolitan Borough Council

Viewing Arrangements

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

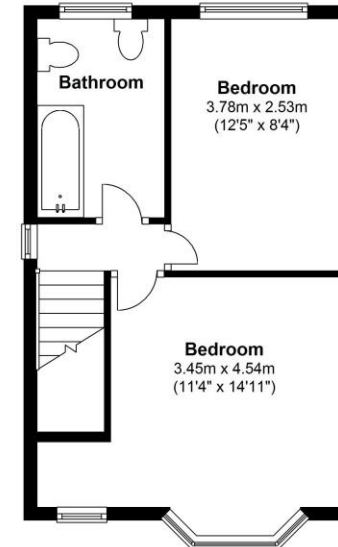
Ground Floor

Approx. 33.9 sq. metres (365.4 sq. feet)



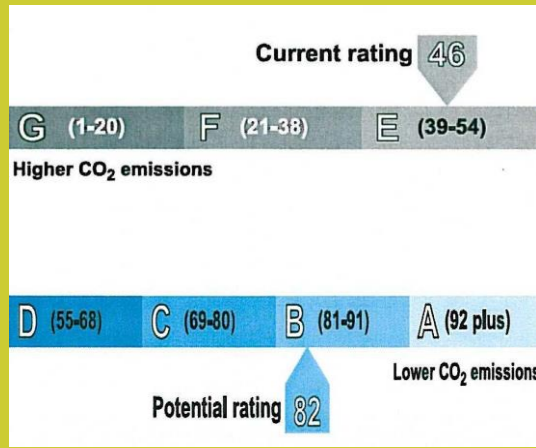
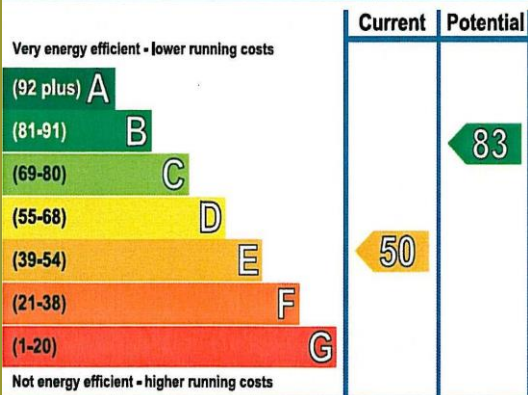
First Floor

Approx. 33.9 sq. metres (364.8 sq. feet)



Total area: approx. 67.8 sq. metres (730.2 sq. feet)

Energy Efficiency Rating



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.

