



75 Shalford Road, Solihull B92 7NG

www.simonburthomes.co.uk

£190,000

Key Features

Entrance Porch
Reception Hall
Guest Shower Room
Through Lounge
Extended Fitted Breakfast Kitchen
Three Bedrooms
Bathroom
Gas Central Heating
Double Glazing
Easily Maintained Rear Garden
In-and-Out Driveway

75 Shalford Road is a thoughtfully extended, tastefully presented, three bedroom, semi detached family home, set on an impressive corner plot within this quiet 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

This has been our family home for the past ten years. When we bought it, it was rather sad and required a lot of modernisation.

Over the years we have improved it greatly and extended it by adding a dining kitchen and downstairs shower room. The garden is easily maintained and we have plenty of parking on the front for our friends and family when they come to visit.

The only reason we have decided to sell is that we are now looking for a smaller property and we hope that the new buyers will enjoy our home as much as we have.

Local Schools

Daylesford Infant School
Chapel Fields Junior School
St Andrews Catholic Primary School

Local Authority

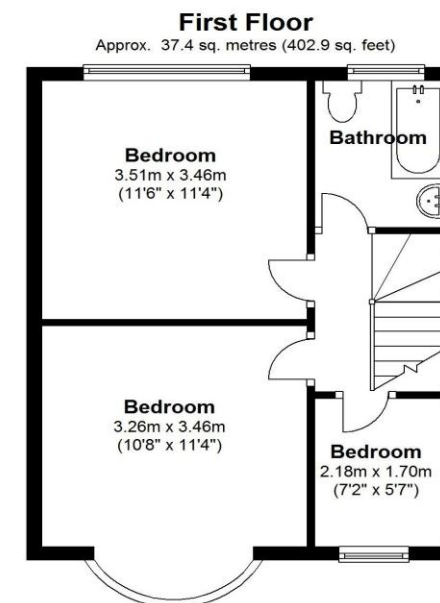
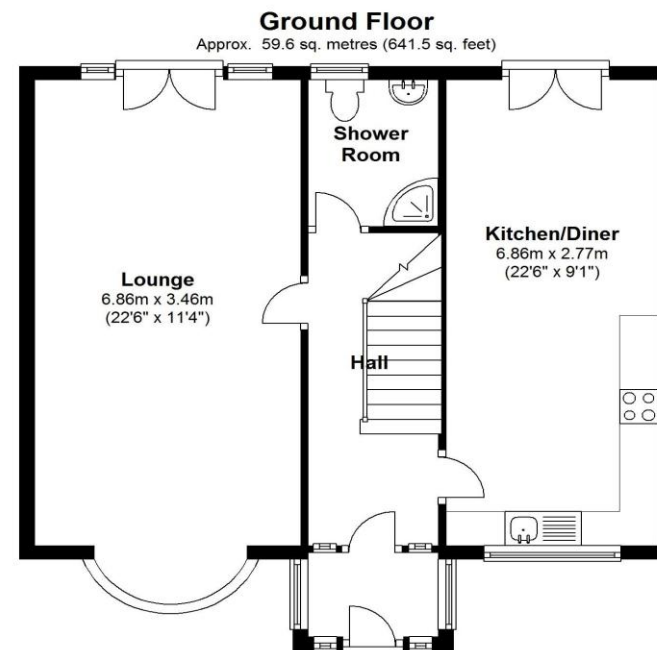
Solihull Metropolitan Borough Council

Viewing Arrangements

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

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81 - 91) B | | |
| (69 - 80) C | | |
| (55 - 68) D | | |
| (39 - 54) E | 46 | 58 |
| (21 - 38) F | | |

| Environmental Impact (CO ₂) Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81 - 91) B | | |
| (69 - 80) C | | |
| (55 - 68) D | | |
| (39 - 54) E | 40 | 50 |
| (21 - 38) F | | |



Total area: approx. 97.0 sq. metres (1044.4 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.



