



71 Shalford Road, Solihull. B92 7NQ  
£280,000

## Key features

Recessed Porch  
Reception Hall  
Open Plan Lounge/Dining Room  
Re-Fitted Kitchen Leading Off  
Conservatory  
Three Bedrooms  
Re-Fitted Bathroom  
Gas Central Heating  
Double Glazing  
Substantial Driveway Parking  
Private Rear Garden

## Overview

71 Shalford Road is a delightful, traditional, three bed roomed, semi detached family home, set back behind a deep driveway and enjoying a private well established rear garden.

## Tenure

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

## Local Authority

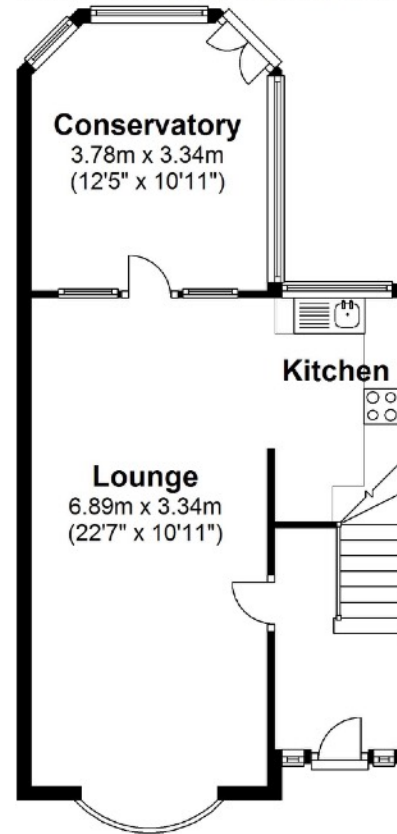
Solihull Borough Council

## Vendor Comments

We've thoroughly enjoyed making this place our first home for the past 2 years. The location is ideal for commuting into the city, Solihull is only a 10 minute drive away and its walking distance to a lot of nearby parks. We are now looking to upsize but we hope someone else can love it as much as we have.

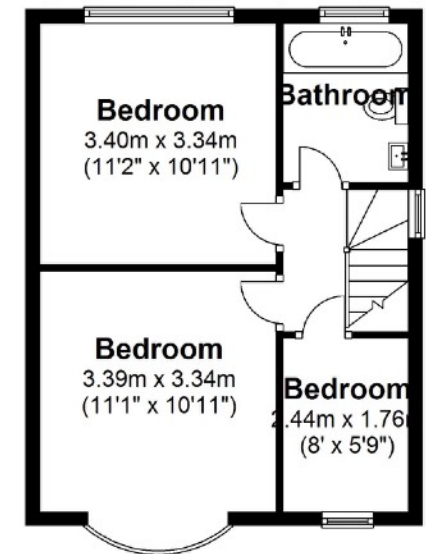
## Ground Floor

Approx. 47.5 sq. metres (511.4 sq. feet)



## First Floor

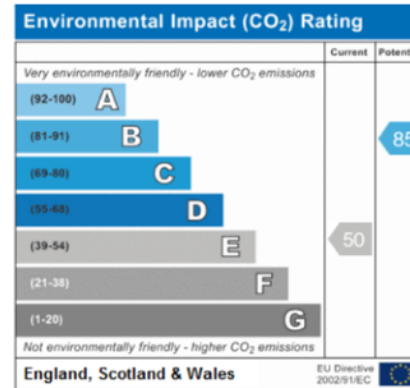
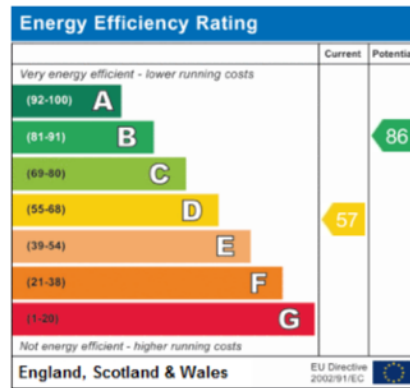
Approx. 36.0 sq. metres (388.0 sq. feet)



Total area: approx. 83.6 sq. metres (899.4 sq. feet)







## Viewing Arrangements

### Simon Burt The Estate Agent

0121 705 4040



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.