



Regency Gardens, Birmingham

Guide Price £215,000



PROPERTY OVERVIEW

Situated in a quiet cul-de-sac location, a fantastic opportunity to purchase this two bedroom town house which would be ideal for a first time purchaser. This property is being immaculately maintained and benefits from gas central heating, double glazing and has the added attraction of an easy maintained South facing garden. The accommodation briefly comprises of: enclosed porch, entrance hall, fitted kitchen, lounge/dining room, two double bedrooms, bathroom, South facing garden and garage.



PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford Upon Avon.

Council Tax band: B

Tenure: Freehold

- Ideal For A First Time Purchaser
- Two Bedroom Town House
- Immaculately Maintained
- Internal Viewing Essential
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Modern Bathroom
- South Facing Garden
- Garage



ENCLOSED PORCH

ENTRANCE HALLWAY

8' 11" x 5' 10" (2.73m x 1.77m)

KITCHEN

11' 2" x 5' 10" (3.40m x 1.78m)

LOUNGE/DINING ROOM

17' 4" x 11' 11" (5.28m x 3.63m)

FIRST FLOOR

BEDROOM ONE

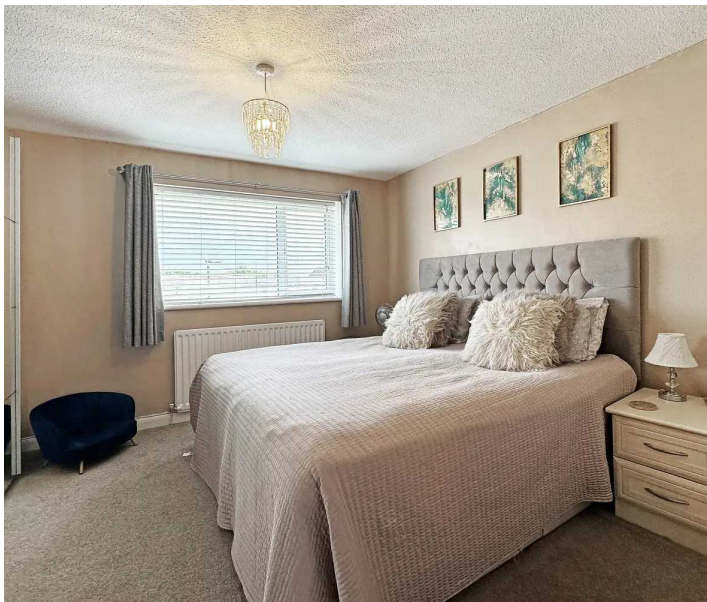
11' 11" x 11' 3" (3.64m x 3.42m)

BEDROOM TWO

10' 2" x 9' 0" (3.10m x 2.74m)

BATHROOM

7' 0" x 6' 2" (2.13m x 1.89m)





OUTSIDE THE PROPERTY

SOUTH FACING GARDEN

GARAGE

ITEMS INCLUDED IN THE SALE

Free standing cooker, integrated oven, integrated hob, extractor, dishwasher, all carpets, fitted wardrobes in bedroom one and some light fittings.

ADDITIONAL INFORMATION

Services: water meter, mains gas and electricity.

Broadband: BT. Loft Space: boarded.

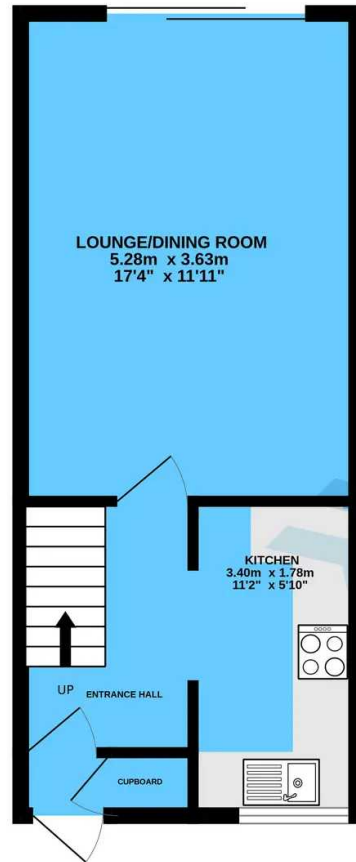
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents.

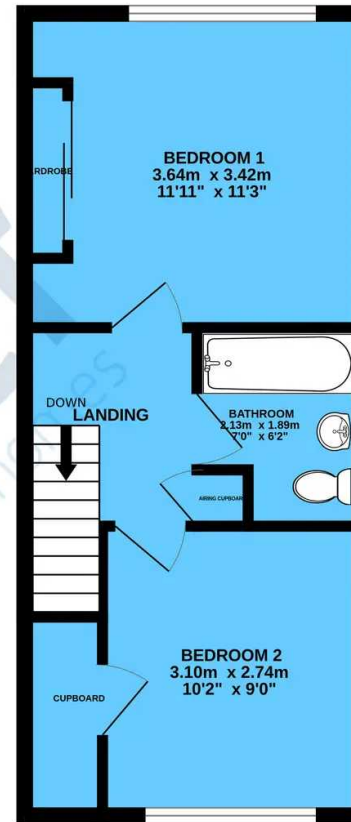
Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 64.0 sq.m. (689 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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