



## Rochford Court, Shirley

Guide Price £314,950



## Rochford Court | B90

Shirley, Solihull

### PROPERTY OVERVIEW

Situated in a tranquil cul-de-sac, this three-bedroom semi-detached property is now available with NO UPWARD CHAIN, making it an appealing prospect for first-time buyers or savvy investors. The property boasts a wide driveway leading to a single garage, providing ample parking space for vehicles. Upon entry, an inviting entrance porch leads into a spacious living room, creating a welcoming ambience for residents and guests alike. The fitted kitchen seamlessly connects to a dining room, offering pleasant views of the well-kept rear garden.

Ascending to the first floor, three bedrooms await, including a principal bedroom featuring fitted storage solutions. These bedrooms are complemented by a convenient family bathroom, ensuring practicality and comfort for all occupants. Outside, the property extends its charm with a meticulously maintained rear garden, complete with a delightful patio seating area perfect for relaxation or outdoor entertaining. Don't miss the chance to make this residence your own and create lasting memories in this peaceful retreat.

Council Tax band: D

Tenure: Freehold

- Three Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- Ideal For First Time-Buyers, Investors And





## PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. This property is set within the Alderbrook School catchment area. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

## ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, fridge freezer, all carpets, some curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings, a garden shed and an electric garage door.

## ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers. Broadband. Loft space - with ladder and lighting.

## 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.





#### **PORCH**

#### **LIVING ROOM**

14' 5" x 13' 9" (4.39m x 4.19m)

#### **KITCHEN**

10' 5" x 6' 6" (3.18m x 1.98m)

#### **DINING ROOM**

10' 4" x 7' 0" (3.15m x 2.13m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

11' 5" x 8' 8" (3.48m x 2.64m)

#### **BEDROOM TWO**

9' 6" x 7' 4" (2.90m x 2.24m)

#### **BEDROOM THREE**

7' 8" x 6' 6" (2.34m x 1.98m)

#### **BATHROOM**

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 83.4 sq.m. = 898 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

18' 0" x 8' 3" (5.49m x 2.51m)

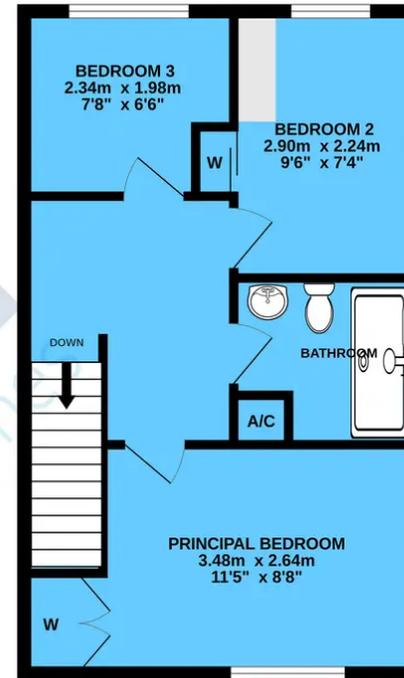
#### **WELL-KEPT REAR GARDEN**



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 83.4 sq.m. (898 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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