



52 SWALLOWS MEADOW, SHIRLEY, SOLIHULL, B90 4PH

ASKING PRICE OF £315,000

EPC: C Council Tax Band: C



### Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Three Bedrooms
- Mid-Townhouse
- Convenient Location
- Walking Distance of Retail Parks
- Nearby David Lloyd Sports Centre
- Central Heating and Double Glazing
- Two WCs
- Conservatory



A three bedroom mid-townhouse enjoying a convenient location being within easy walking distance of nearby shops, David Lloyd Sports Centre and Shirley Retail Parks. Benefitting from Gas central heating and UPVC double glazing. The accommodation briefly comprises of; entrance porch, reception hall, guest wc, living room, fully fitted kitchen, conservatory, first floor landing, three bedrooms, bathroom/wc, fore garden, enclosed rear garden, allocated parking space to front. This family home must be viewed to appreciate the accommodation and close proximity to local amenities.

## ENTRANCE PORCH

**ENTRANCE HALL** Stairs off.

## GUEST WC

### LIVING ROOM 14' 2" x 11' 6" (4.34m x 3.51m)

Feature floor to ceiling window to front. Living flame gas fire with feature fireplace and surround.

### KITCHEN 14' 4" x 11' 3" (4.37m x 3.43m)

With fully fitted base and wall cupboard units, gas hob, extractor hood, split level oven and grill and stainless steel sink unit. Part tiled elevations and floor tiling.

### CONSERVATORY 11' 6" x 8' 7" (3.51m x 2.64m)

UPVC double glazed with access to rear.

**FIRST FLOOR LANDING** Loft access, airing cupboard.

### BEDROOM ONE (FRONT) 15' 7" x 9' 8" (4.75m x 2.95m)

Fitted sliding mirror door wardrobes.

### BEDROOM TWO (REAR) 12' 4" x 10' 5" (3.76m x 3.20m)

Double bedroom with fitted wardrobe.

### BEDROOM THREE (FRONT) 9' 4" x 7' 6" (2.87m x 2.29m)

Built in wardrobe/cupboard.

**BATHROOM/WC** White three piece suite comprising of bath with shower over, wash basin and low level flush wc. Tiled elevations and flooring.

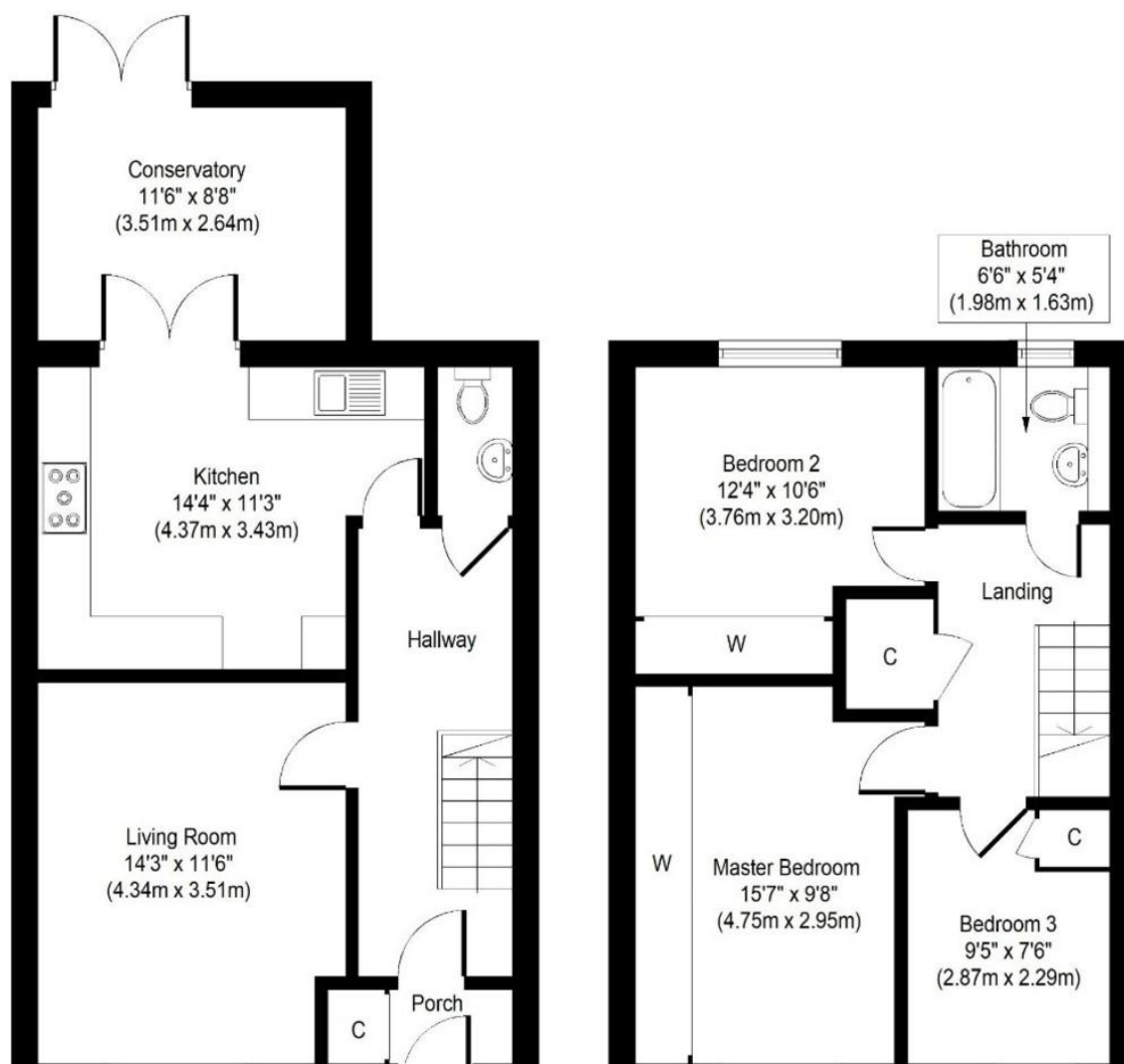
## OUTSIDE

**FRONT** Lawned fore garden. Parking bay to front with one allocated space.

**REAR** Fence enclosed lawned garden with shrub borders, paved patio area.



*Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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