



## Blackford Road Shirley, B90 4DA

Senate Property Services are delighted to offer this extended and improved four double bedroom detached property with integral side garage, converted loft space and ample off road parking. Located within a Cul-de-Sac close to local amenities and with M42 motorway link close by. Benefiting from double glazing, gas central heating and comprising of enclosed entrance porch, entrance hallway with staircase to first floor and fitted storage, living with feature fireplace and double opening doors into dining room, dining room with double opening doors into rear garden/patio area, fitted kitchen diner with access into covered side entry, covered side entry with front, rear access, access into downstairs toilet and side garage, three double bedrooms to first floor, family bathroom with separate shower cubicle, staircase to converted loft space, double bedroom with fitted storage into eaves, en-suite shower room, pleasant rear garden with patio area, access into covered side entry and further gated access to front of property.

**Offers in Excess of £499,950**





# 77 Blackford Road, Shirley, Solihull, B90 4DA

## PROPERTY MEASUREMENTS:

LIVING ROOM - 24' 9" x 11' 11" (7.54m x 3.64m)

DINING ROOM - 11' 11" x 7' 7" (3.64m x 2.30m)

KITCHEN/DINER - 17' 9" x 11' 7" (5.40m x 3.54m)

SIDE ENTRY - 26' x 3' 9" (7.94m x 1.13m)

BEDROOM ONE - 15' 4" x 12' (4.68m x 3.67m)

EN-SUITE - 8' 3" x 3' 2" (2.51m x 0.98m)

BEDROOM TWO - 14' 11" x 10' 9" (4.54m x 3.29m)

BEDROOM THREE - 12' 9" x 8' 3" (3.88m x 2.52m)

BEDROOM FOUR - 11' 11" x 9' (3.64m x 2.75m)

BATHROOM - 11' 7" x 6' 4" (3.54m x 1.94m)

GARAGE - 14' 9" x 8' (4.50m x 2.43m)

TENURE - Freehold



Consumer Protection from Unfair Trading Regulations 2008.  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.