HUNTERS®

HERE TO GET *you* THERE



Blackford Road

Shirley, Solihull, B90 4DA

Guide Price £525,000

3 | 1 | 2 | C

Council Tax: D





53 Blackford Road

Shirley, Solihull, B90 4DA

Guide Price £525,000





Location
Blackford Road, B90 4DA is a highly regarded and desirable location, perfectly positioned for those seeking a balance between peaceful residential living and everyday convenience. Set within a well-established area, the road is known for its attractive homes, mature surroundings and welcoming community feel, making it particularly popular with families and professionals alike.

The property benefits from excellent access to a wide range of local amenities, with shops, cafés and supermarkets close by, while the vibrant centres of Shirley, Solihull and surrounding villages are all within easy reach. Well-regarded schools are nearby, adding to the area's strong appeal for growing families.

For commuters, Blackford Road is ideally located with convenient links to major road networks including the M42 and M40, providing straightforward access to Birmingham, Warwickshire and beyond. Public transport options are also readily available, with nearby train stations offering regular services into Birmingham city centre and surrounding areas.

Green spaces and leisure facilities are within easy reach, offering opportunities for walks, outdoor activities and recreation, while local parks and countryside provide a welcome escape from busy day-to-day life. Combining accessibility, community and a sought-after setting, Blackford Road offers an excellent location to call home.

Living Room
15'6 x 10'10 (4.72m x 3.30m)

Kitchen
23'8 x 17'2 (7.21m x 5.23m)

Bedroom One
14'4 x 10'11 (4.37m x 3.33m)

Bedroom Two
12'4 x 9'7 (3.76m x 2.92m)

Bedroom Three
11'11 x 10'2 (3.63m x 3.10m)

Family Bathroom
8'10 x 7'5 (2.69m x 2.26m)

Garage
15'4 x 8'0 (4.67m x 2.44m)

Tenure
The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax Band
The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band D.

Services
Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Fixtures And Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Agent Notes

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.









Road Map



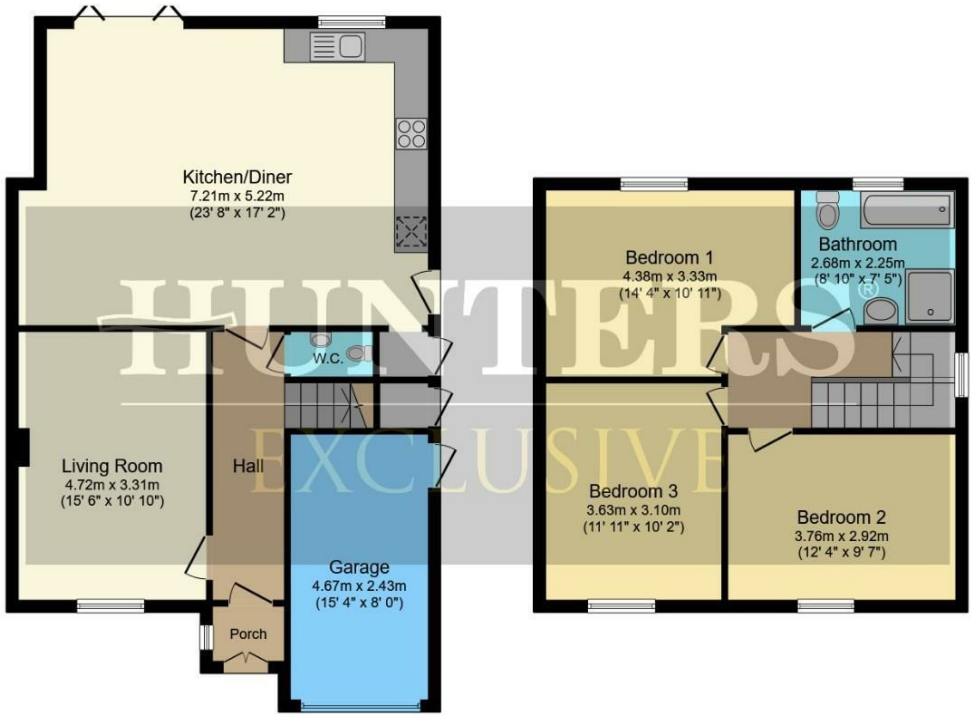
Hybrid Map



Terrain Map



Floor Plan



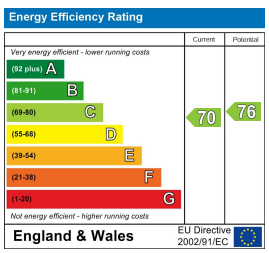
Total floor area 128.7 sq.m. (1,385 sq.ft.) approx

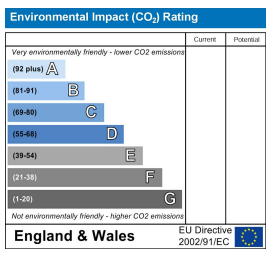
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

Please contact our Hunters Solihull Office
on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

163 High Street, Solihull, B91 3ST
Tel: 0121 709 0111 Email: solihull@hunters.com https://www.hunters.com