

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



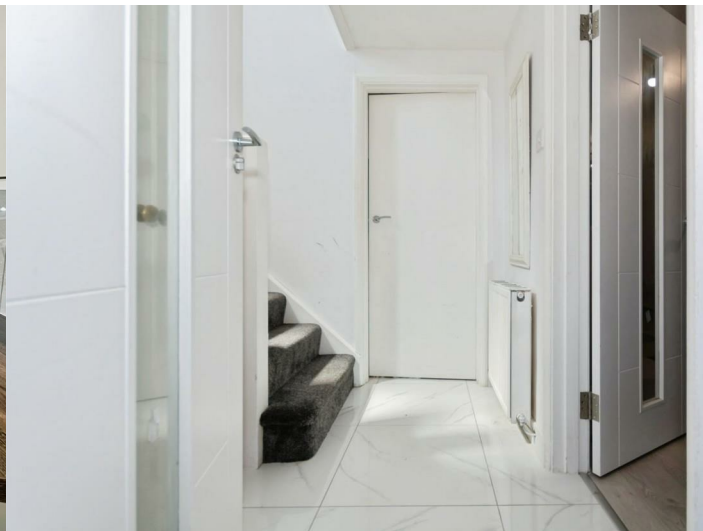
## Lawnswood Avenue

Shirley, Solihull, B90 3QG

£325,000



Council Tax: C





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## Information

A Recently Renovated Semi-Detached Home in a Highly Sought-After and Convenient Location

Located on Lawnswood Avenue, just off Yoxall Road in Shirley, this beautifully refurbished 1950s townhouse is ideally situated within a popular residential area and benefits from close proximity to a wide range of local amenities.

The nearby A34 Stratford Road offers an excellent variety of shops, restaurants, pubs, and business premises, further complemented by major retail outlets on the Marshall Lake Road retail park.

The property is also well positioned for access to a number of highly regarded local schools, including Our Lady of the Wayside Roman Catholic School, Haslucks Green Junior School, and Burman Infant School. We are advised that the property currently falls within the catchment area for Tudor Grange Senior School (subject to confirmation with the local education authority).

Shirley is home to a thriving business community, extending along the A34 corridor to include the Cranmore, Widney, and Solihull business parks, with easy access to Blythe Valley Business Park. The nearby M42 motorway links directly to the A45, providing excellent transport connections to the National Exhibition Centre, Birmingham International Airport, and Birmingham International Railway Station.

This property offers deceptively spacious accommodation throughout and must be viewed to be fully appreciated.

## Lounge

Featuring a double-glazed bay window to the front elevation, radiator, wall and ceiling light points, a gas fireplace, laminate flooring throughout, and an additional double-glazed window to the rear.

## Kitchen

Fitted with a range of wall, drawer, and base units complemented by work surfaces and a stainless steel sink and drainer unit with mixer tap. Includes an integrated electric oven with gas hob and extractor fan over, as well as plumbing for both a washing machine and dishwasher. Additional features include a breakfast bar, tiling to splash-prone areas, radiator, ceiling spotlights, double-glazed windows to the rear elevation, and a double-glazed door providing access to the rear garden.

## Bedroom One

With double glazed window to rear elevation, radiator and ceiling light point

## Bedroom Two

With double glazed window to front elevation, radiator and ceiling light point

## Bedroom Three

With double glazed window to rear elevation, radiator and ceiling light point

## Bathroom

Newly refurbished bathroom comprising a panelled bath with shower over, low flush WC, and a wash hand basin with storage beneath. Complementary tiling to water-prone areas, tiled flooring, obscure double-glazed window to the side, and a ceiling light point.

### Garden

The garden is mainly laid to lawn with a paved patio area, gated access to the front of the property, and a double shed for storage. It is enclosed by fencing to all boundaries and features a variety of mature shrubs, trees, and bushes.

### 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 C.

### 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





