



House

**46 NEWBOROUGH
ROAD, SHIRLEY,
SOLIHULL, B90 2HD**

£1,300

FEATURES



CITY COMFORT
UK Properties Specialist



3 Bedroom House located in Solihull

Nestled on Newborough Road in the charming area of Shirley, Solihull, this delightful three-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 872 square feet, the property boasts a well-proportioned reception room, ideal for both relaxation and entertaining guests.

The three bedrooms provide ample space for family living or can be easily transformed into a home office or guest room, catering to your individual needs. The bathroom is thoughtfully designed, ensuring functionality while maintaining a welcoming atmosphere.

Situated in a desirable location, this home benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. The surrounding area is known for its community spirit and green spaces, providing a pleasant environment for outdoor activities.

This property presents a wonderful opportunity for those seeking a comfortable and inviting home in a sought-after neighbourhood. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers. Do not miss the chance to make this lovely house your new home.

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Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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.