

# Horton & Senate



12 James Watt Drive, Shirley, Solihull, B90 8BF

£1,750

- Three Bedroom Semi Detached
- Close To Motorway
- Available Early July
- New Build
- Downstairs WC
- Modern Décor
- Large Kitchen

# 12 James Watt Drive, Solihull B90 8BF

Horton & Senate are delighted to offer this newly built semi-detached house situated in the prime location of Solihull. This property offers easy access to local amenities, excellent schools, and convenient transport links. Boasting 3 bedrooms, 2 bathrooms and downstairs toilet, this home is ideal for families or couples looking for a comfortable and spacious living space.

Available early July

3 1 1 B

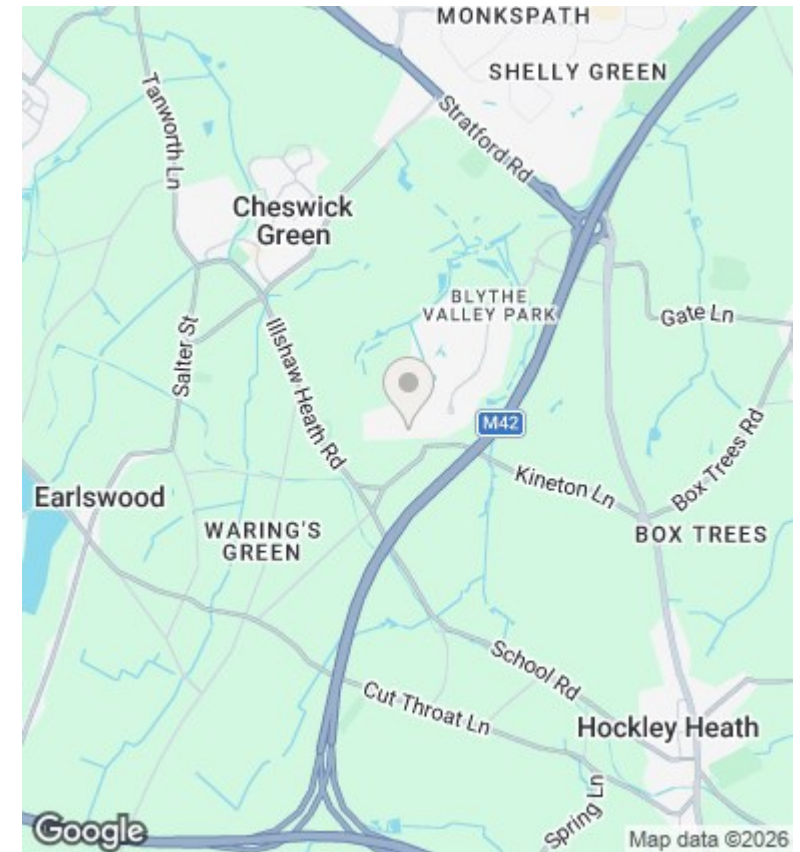
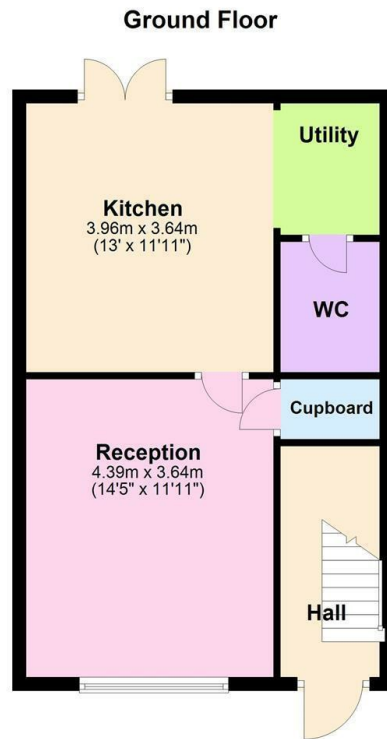
Council Tax Band: D











## Directions

## Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	