

Need a Mortgage in principle  
to make offers? Call us now  
for quick assistance!  
**0121 775 0101**



Do you need to sell?  
Start your journey now!  
Call us we can help.  
**0121 775 0101**



**SCAN FOR MORE INFO**  
**SIZE** - 1477 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council D  
**BROADBAND** - Upload Max 2000Mbps Download Max 2000Mbps  
**MOBILE** - O2 Vodafone  
**EPC** - C - 72  
**PARKING** - For at least 5 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

**2 High Street**  
**Shirley, B90 1EZ**  
**Asking Price £400,000**

Nestled in a prominent corner position on High Street in Shirley, this spacious semi-detached family home offers a wonderful blend of comfort and potential. This home not only offers comfortable living but also presents the exciting potential for further extension, subject to planning permission. It is a rare find in a desirable location, making it an excellent opportunity for families wishing to upsize.

**FEATURES**

- Spacious Semi-Detached Property on Corner Plot
- Dual Aspect Dining Room/Lounge
- Fitted Kitchen
- Ground Floor W.C.
- Large Principal Bedroom with Wardrobes
- Two Further Doubles & Fourth Single/Nursery/Home Office
- Modern Family Bathroom
- Private Rear Garden
- Oversized Single Garage, Further Single/Store Room
- Ample Driveway Parking

Are you an investor  
interested in expanding your  
portfolio?

**Call 0121 775 0101 to provide your  
investment criteria for alerts.**



SCAN TO **VIEW OUR**  
**WEEKLY FILMS &**  
**SUBSCRIBE**

**Sneak Peeks**

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

**The Landlord Club**

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

**HTSPMD**

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

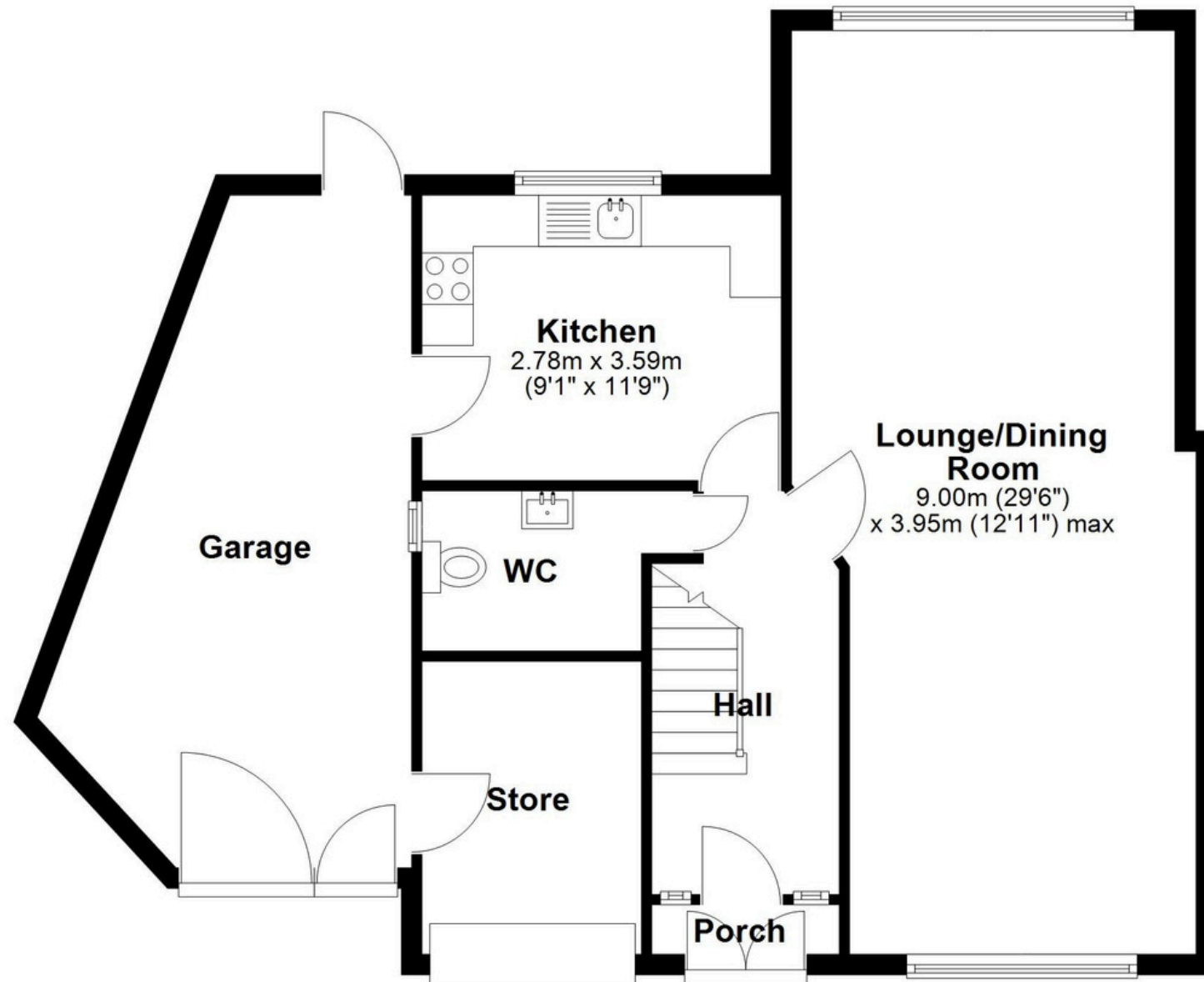
**The Mortgage Update**

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



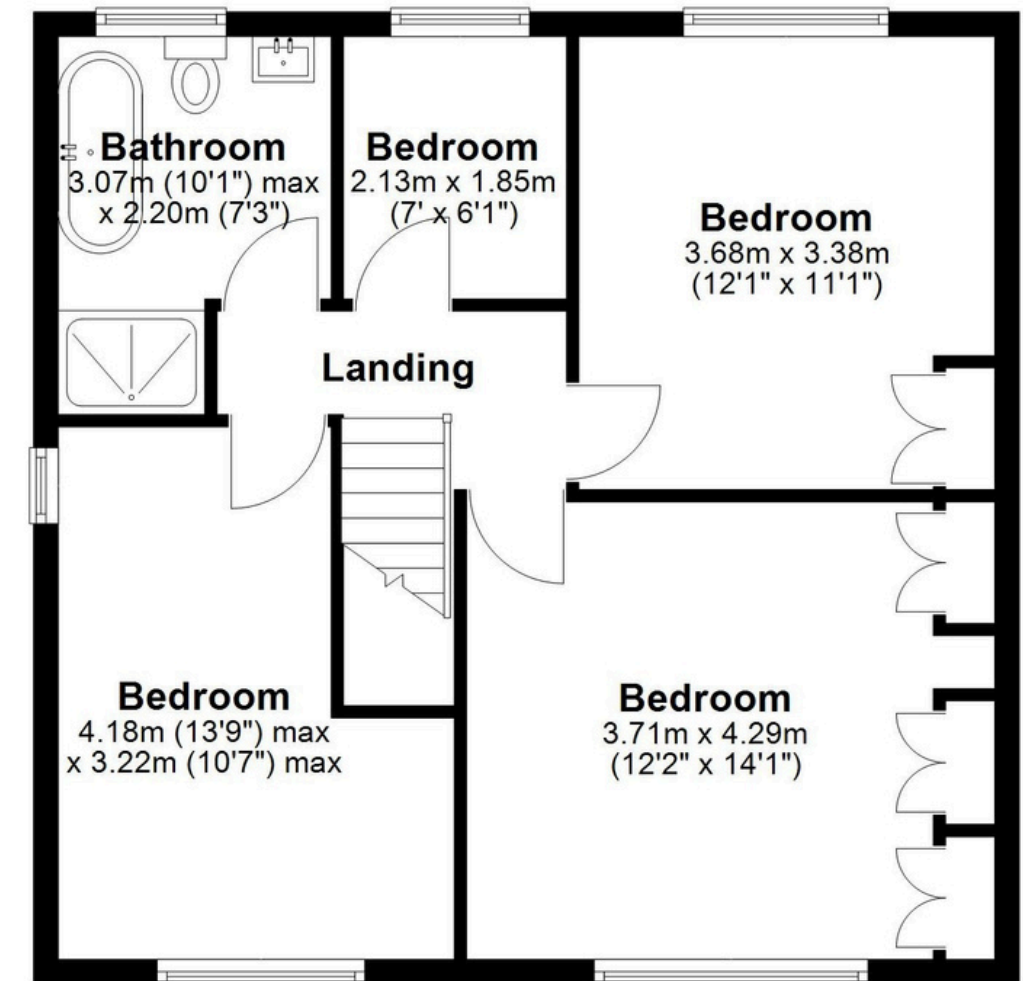
## Ground Floor

Approx. 80.4 sq. metres (865.1 sq. feet)



## First Floor

Approx. 56.9 sq. metres (612.2 sq. feet)



Total area: approx. 137.3 sq. metres (1477.3 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.