

AP MORGAN



Old Grove Lane, Shirley, Solihull
£1,325 per month

Features:

- Desirable Dickens Heath Location
- Modern Two Bedroom Semi-Detached Home
- Convenient Off-Road Parking Garage
- Bright & Spacious Lounge
- Contemporary Fitted Kitchen
- Two Well-Proportioned Bedrooms
- Modern Family Bathroom
- Excellent Transport Links

Description:

A beautifully presented two-bedroom home available for let in the highly desirable village of Dickens Heath. This stylish property offers well-balanced, modern accommodation arranged over two floors, perfect for professionals or small families seeking a convenient lifestyle in a sought-after setting.

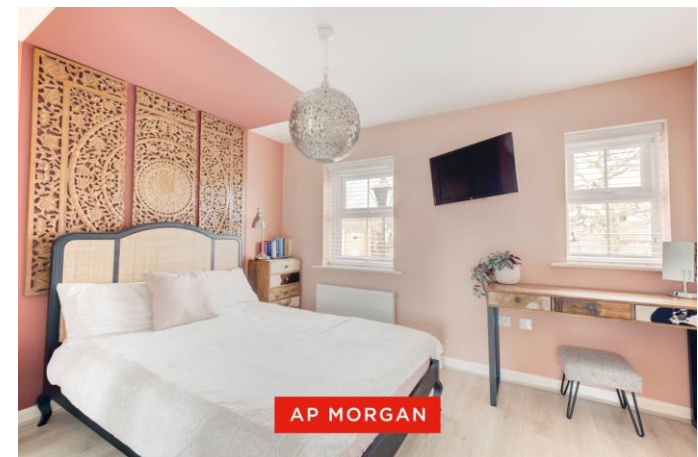
The property features a driveway providing convenient off-road parking and access to the entrance porch, leading into a bright and spacious lounge – ideal for relaxing or entertaining. A ground floor WC adds practical convenience. The contemporary fitted kitchen, located to the rear, boasts a range of modern units, integrated appliances, and ample worktop space, with direct access to the rear garden, creating a superb space for everyday living. Internal access to the garage offers excellent secure parking or storage.

Upstairs, the landing leads to two well-proportioned bedrooms, including a generous principal bedroom, both served by a modern family bathroom finished to a high standard.

Externally, enjoy a private and well-maintained rear garden, offering an ideal space for outdoor relaxation. The front driveway and garage provide excellent convenience.

Ideally located within walking distance of Dickens Heath village, you'll find a variety of local shops, cafés, restaurants, and green spaces right on your doorstep. Excellent transport links are readily accessible, including Shirley Train Station for direct services to Birmingham City Centre and Stratford-upon-Avon. The M42, M40, and M6 motorway networks are also within easy reach, ensuring seamless commutes.

This exceptional home offers a perfect blend of comfort, style, and convenience in one of Solihull's most popular residential locations – an ideal rental opportunity.



Details:

Hall

WC

Lounge 13'1" x 10'10" (4m x 3.3m)

Kitchen/Diner 9'2" x 15'3" (2.8m x 4.65m)

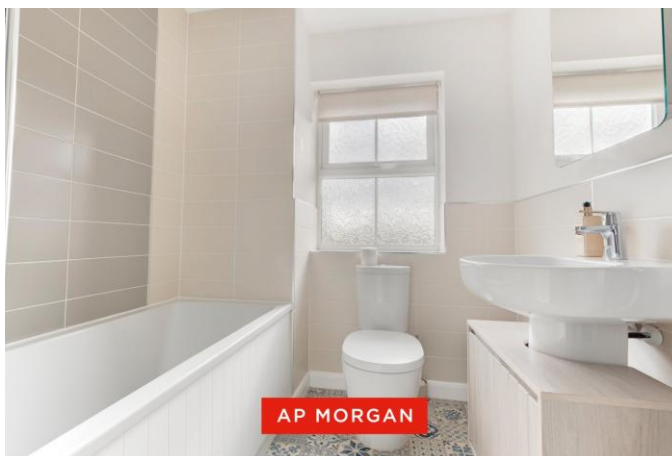
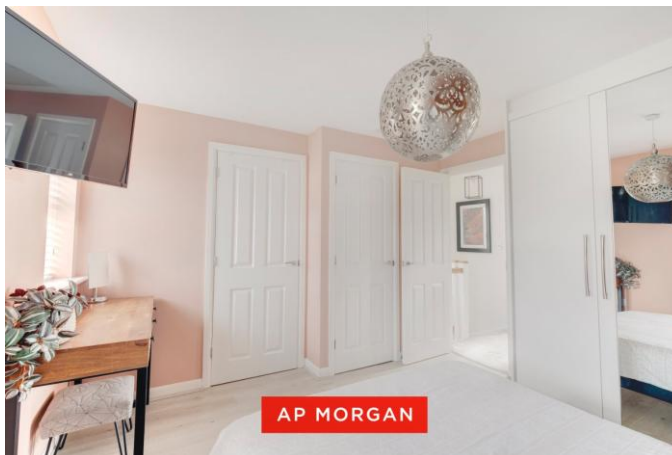
Landing

Bedroom One 11' x 11'7" (3.35m x 3.53m)

Bedroom Two 10'11" x 7'9" (3.33m x 2.36m)

Bathroom 5'10" x 7'3" (1.78m x 2.2m)

Garage 17'1" x 8'10" (5.2m x 2.7m)



EPC Rating: B

Council Tax Band: C (tbc by solicitors).

Tenure: To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

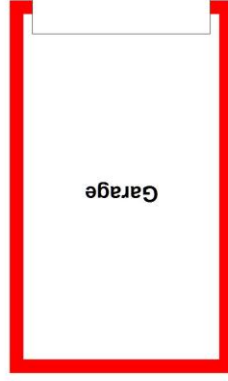
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

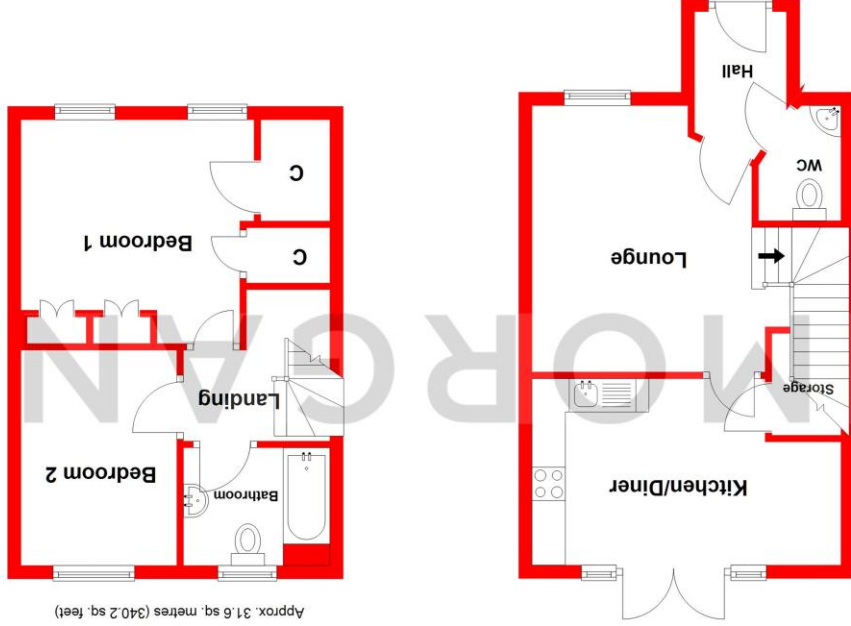
Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

Ground Floor
Approx. 47.8 sq. metres (514.0 sq. feet)



Total area: approx. 79.4 sq. metres (854.2 sq. feet)



First Floor
Approx. 31.6 sq. metres (340.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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