

**AP MORGAN**



**Shenley Fields Road**  
Asking Price £290,000

### Features:

- Well presented, three-bedroom, semi-detached house,
- Exciting opportunity for first time buyers and growing families,
- Substantial lounge,
- Spacious kitchen/diner,
- Two double & one single bedrooms
- Family bathroom
- Plenty of storage
- Versatile and generously sized rear garden
- Off street parking for multiple vehicles
- Prime positioning for amenities access

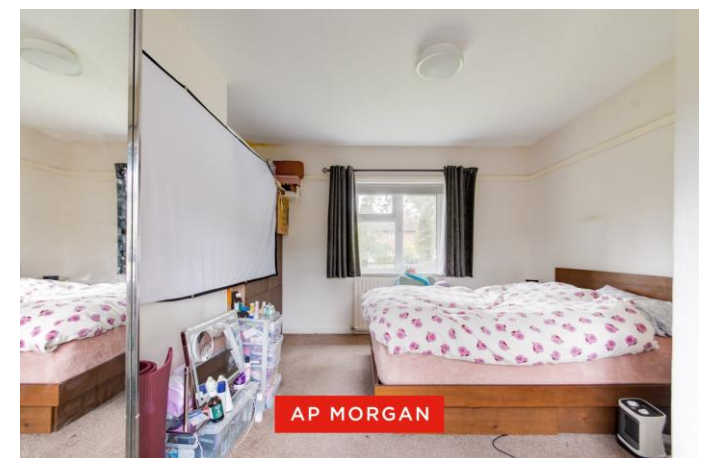
### Description:

This well presented, three-bedroom, semi-detached house in Birmingham present a perfect opportunity for first time buyers and growing families. Offering a substantial lounge, spacious kitchen/diner, two double & one single bedrooms, family bathroom, plenty of storage, a versatile and generously sized rear garden and off-street parking.

Approaching the property there is a tarmac drive giving space for parking multiple vehicles, bordered by a grass laid lawn and path leading to the porch and hall. There is also rear garden access through a side gate.

Entering the property to the porch and hall, there is space for removing outdoor footwear and jackets. There is immediate access to the substantial lounge, which is illuminated well from a large front window and rear patio doors alongside space for multiple suites and freestanding furniture. The kitchen/diner is spacious and hosts ample counterspace alongside an integral electric oven, electric hob, fridge/freezer, sink with drain and space/plumbing for freestanding appliances. Additionally, there is space for a large dining table, chairs and an understairs storage cupboard.

Ascending to the first floor, Bedroom One is a large double looking to the front and rear aspects and offers plenty of space for freestanding furniture, Bedroom Two is also a large double looking to the front with a walk-in storage area. Bedroom Three is the single room of the property looking to



the rear. The family bathroom presents a washbasin, WC and bath/shower.

The rear garden is versatile and opens to a paved patio, presenting significant room for garden furniture and external storage, continuing to the large grass laid lawn hosting space for outdoor activities alongside a raised decked patio allowing additional space for garden furniture. The garden is bordered by wooden panel fencing and also gives access to the front drive through a side gate.

**Details:**

**Porch**

**Hall**

**Living Room** 14'1" x 11'1" (4.3m x 3.38m) Both Max

**Kitchen/Diner** 19'8" x 14'2" (6m x 4.32m) Both Max

**Landing**

**Bedroom One** 14'3" x 11'1" (4.34m x 3.38m) Both Max

**Bedroom Two** 11' x 10'10" (3.35m x 3.3m)

**Bedroom Three** 8'4" x 7'8" (2.54m x 2.34m)

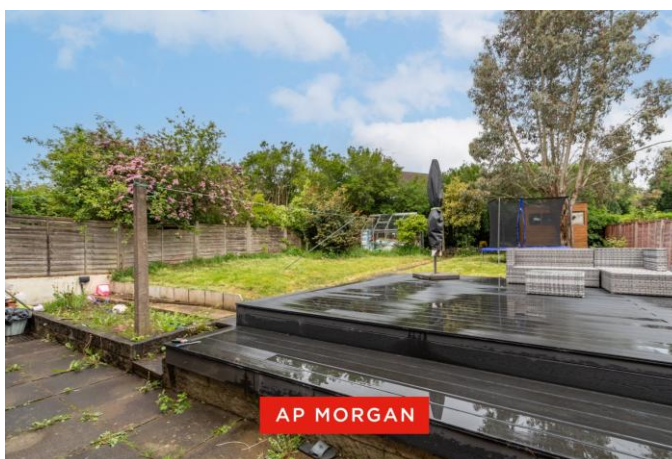
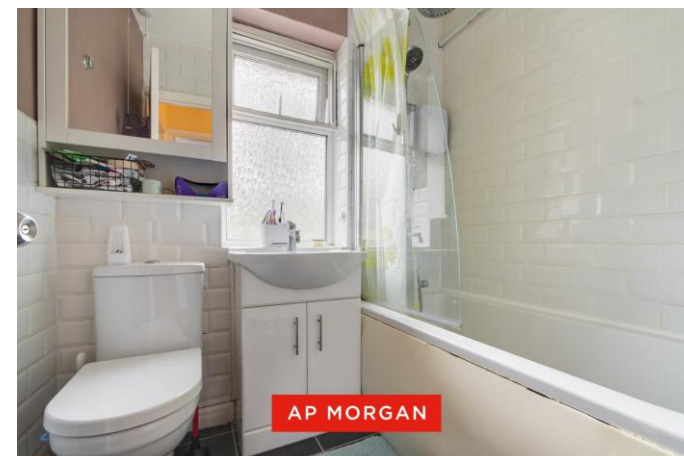
**Bathroom** 5'2" x 6'2" (1.57m x 1.88m)

**EPC Rating:** To be confirmed

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



## 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 827 6827, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

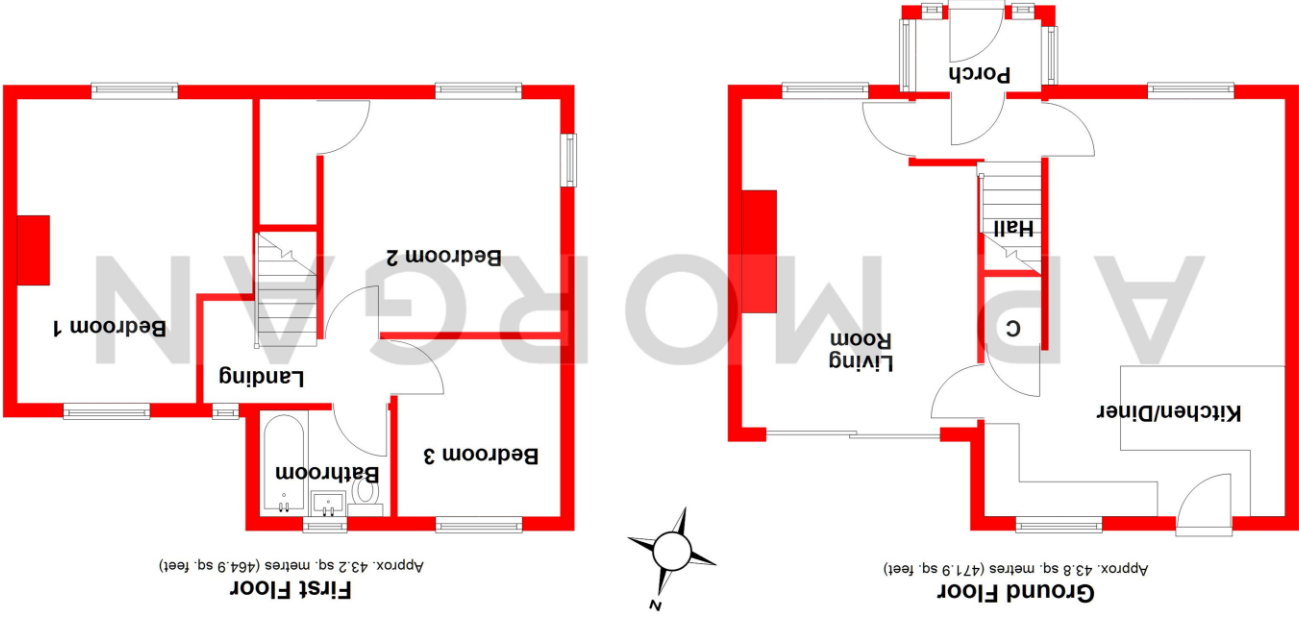
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 87.0 sq. metres (936.8 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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