

AP MORGAN



Elms Close, Solihull, West Midlands
Asking Price £445,000

Features:

- Four bedrooms: two spacious doubles plus two versatile singles
- Well-fitted kitchen/diner, the natural hub for families
- Spacious lounge with room to relax and unwind
- Generous garage with outhouse storage space behind
- Great rear garden, made for summer barbecues, family time, and pets
- Driveway with space for multiple cars
- Quiet Solihull location close to local shops, amenities, and green open space with excellent local walks
- Scope to convert and extend the garage above, subject to the usual permissions

Description:

Not many homes on Elms Close come with this much room to grow. This one does.

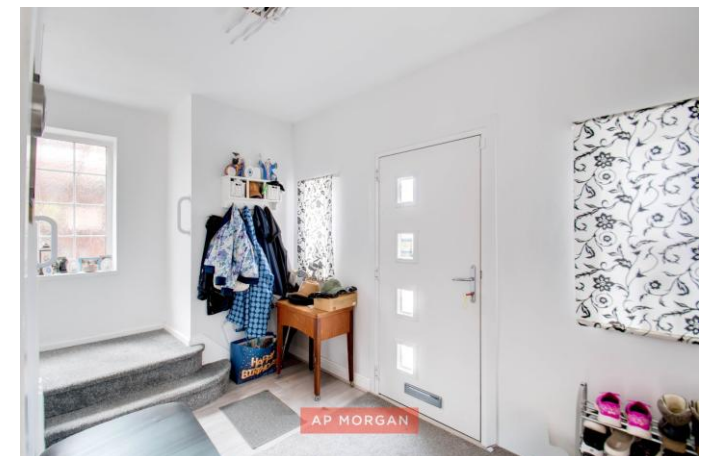
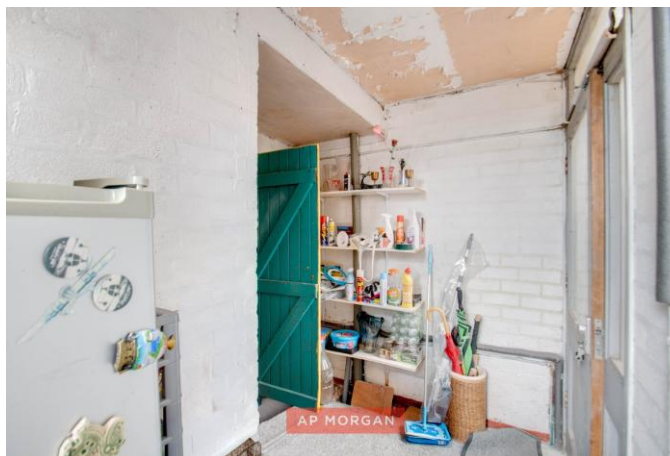
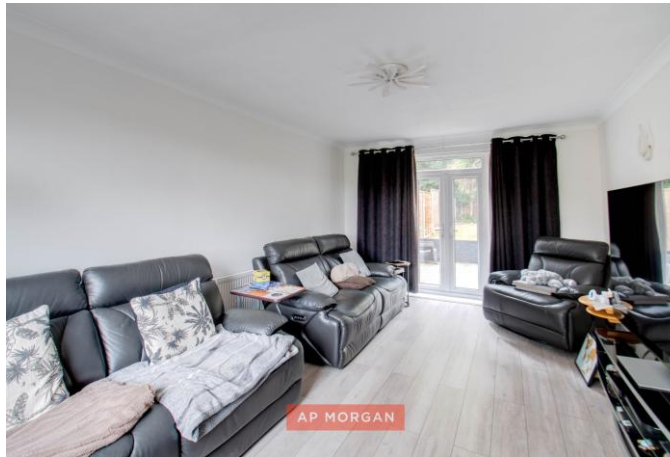
Tucked away in a quiet pocket of Solihull, this semi-detached family home sits within easy reach of local shops, green space, and some of the area's best walking routes right on your doorstep. With four bedrooms, a spacious lounge, and a well-fitted kitchen/diner, there's plenty of space to grow into. Add a generous garage with outhouse storage behind it, and the potential to convert and extend above, and you've got a home that can flex with your family for years to come.

We asked them what made them buy it...

"It's a great family home in a great location. You've got amenities and shops close by, plenty of green space around, and some really lovely local walks. For us, it was the potential that sealed the deal. There's real scope to convert the garage and extend over the top if you need more space down the line. That's hard to find."

What about the house itself?

"We've got two doubles and two single bedrooms, and the single rooms have been brilliant. They've worked as everything from kids' bedrooms to a home office over the years. The kitchen/diner is great for the family, and the garage has been a lifesaver. Storage, parking, workshop space. It just works."



Our agents say...

This is a home built for real family life. The rear garden is made for it, think summer barbecues, the kids kicking a ball about, or the dog running wild. Out front, the driveway comfortably fits multiple cars, and that garage isn't just parking but ideal storage space too. With space for an outhouse behind it, it's ready to become a workshop, a gym, or that work-from-home space you've been after. And with two versatile single bedrooms alongside the two doubles, this house adapts to whatever stage of family life you're in. Fancy a look? Get in touch with the team at AP Morgan and let's get you through the door.

Details:

Entrance Hall

Lounge 18'11" x 12' (5.77m x 3.66m)

Kitchen/Diner 15'4" x 13'8" (4.67m x 4.17m) Both Max

Garage 20'3" x 9'2" (6.17m x 2.8m)

Storage 4'5" x 11' (1.35m x 3.35m)

Landing

Bedroom One 12'1" x 9'11" (3.68m x 3.02m)

Bedroom Two 10'11" x 9'6" (3.33m x 2.9m)

Bedroom Three 7'8" x 10'5" (2.34m x 3.18m)

Bedroom Four 6'9" x 10'11" (2.06m x 3.33m)

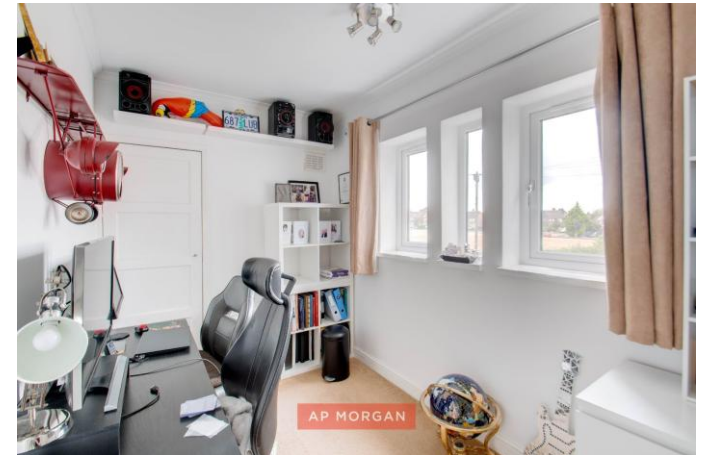
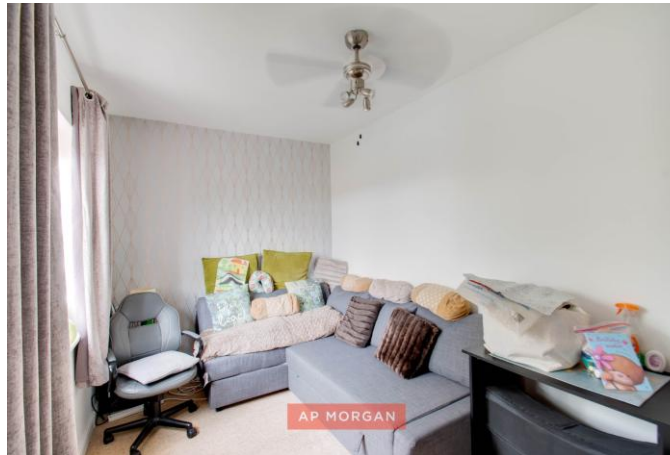
Bathroom 5'7" x 7'7" (1.7m x 2.3m)

EPC Rating: C

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (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 Wisser 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.

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.

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