

**AP MORGAN**



**Parkgate Mews, Shirley, Solihull**  
Asking Price £365,000

### Features:

- Desirable Location
- Three Storey Town-House
- Private Driveway Parking for Two Cars
- Open Plan Living with Under Floor Heating
- Three Spacious Bedrooms
- Modern Family Bathroom
- Two Juliet Balconies
- Garden Terrace with Park Views

### Description:

PRIVATE MEWS location we have this beautifully presented three-bedroom townhouse. Offering spacious and versatile living set across three floors, this home is ideal for families and professionals alike.

### Approach

The property is approached via a private two-car driveway, providing convenient off-road parking directly to the front.

### Interior

Once inside, the ground floor boasts a stylish open-plan living and dining area with a modern fitted kitchen with Under-floor heating and a convenient downstairs WC. The first floor offers two well-proportioned bedrooms served by a contemporary family bathroom. The second floor is dedicated to an impressive master suite, complete with a private en-suite shower room and built-in storage.

### Outside

Moving outside, the property enjoys a charming garden terrace with delightful park views, creating a perfect spot for relaxing or entertaining.

### Location

The property sits within catchment of good schools and is conveniently placed for a host of nearby leisure and retail facilities, as well as excellent transport links, making it a superbly located family home.



**Details:**

**Open Plan Living** 28'1" x 13'10" (8.56m x 4.22m) Both Max

**WC** 7' x 3'10" (2.13m x 1.17m)

**Bedroom 2** 15' x 8'10" (4.57m x 2.7m)

**Bedroom 3** 15' x 11'1" (4.57m x 3.38m)

**Bathroom** 7'6" x 6'1" (2.29m x 1.85m)

**Master Bedroom** 28'1" x 15' (8.56m x 4.57m) Both Max



**EPC Rating:** C

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

**Tenure:** Leasehold (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](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?

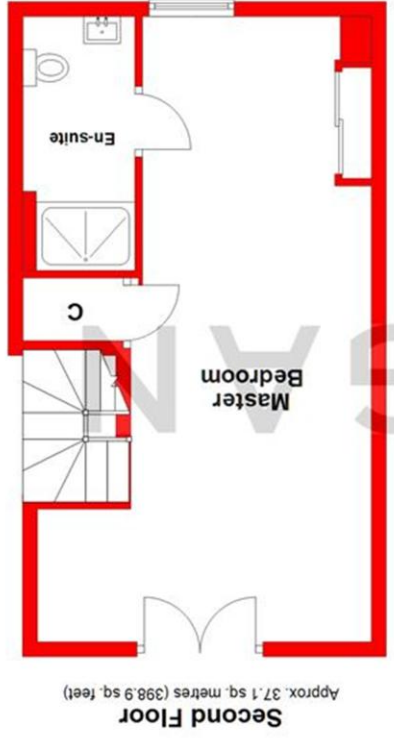
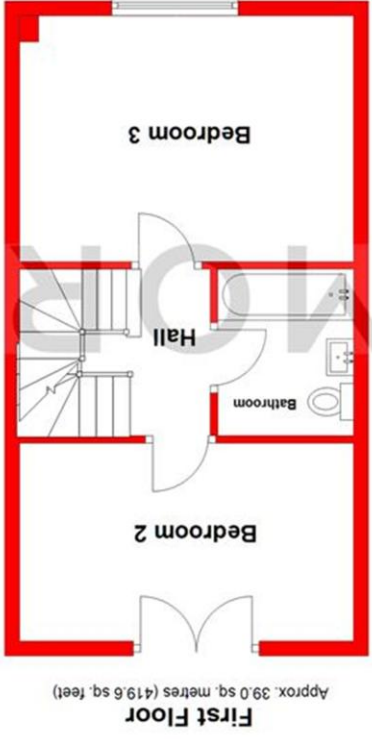
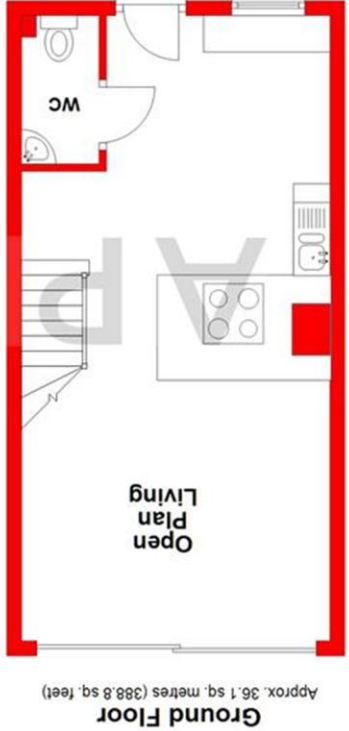
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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. 112.2 sq. metres (1207.4 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 Planip.



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