

AP MORGAN



Haslucks Green Road, Shirley, Solihull
Asking Price £290,000

Features:

- Two double bedrooms
- Spacious lounge/diner
- Generous living room
- Fitted kitchen
- Modern family bathroom
- Versatile rear garden

Description:

This two bedroom, terraced house in Shirley presents a spacious lounge/diner, generous living room, fitted kitchen, two double bedrooms, a modern family bathroom and versatile rear garden.

Approaching the property there are steps leading to a raised front patio bordered by a metal fence separating the property from the road.

Entering the property to the spacious lounge/diner presenting integral shelving, a half bay window and space for a dining table and chairs; there are stairs leading to the first-floor landing and the room continues to the generous living room. The living room gives space for multiple suites and presents views to the rear patio alongside hosting a woodburning fireplace. The kitchen is fitted and provides ample counterspace with an integral electric oven, gas hob, sink and space/plumbing for freestanding appliances. The kitchen also offers access to the rear garden.

Ascending to the first floor, the landing presents Bedroom One, a double looking to the front aspect with an integral storage cupboard and Bedroom Two, a second double which looks to the rear. The first floor is completed by a modern family bathroom presenting a washbasin, WC, bath and a shower.

The rear garden opens to a paved patio running alongside the kitchen with space for outdoor furniture and storage. The garden continues to a paved path running along the length of the garden which encompasses a grass laid lawn giving room for outdoor activities. The garden is completed by a second patio area at the bottom hosting a shed with the garden's perimeter bordered by wooden panel fencing.



Situated in Shirley - walking distance to shirley station offering great transport links to all major cities. a short drive to the M42 and M40

Details:

Lounge/Diner 10'6" x 15'11" (3.2m x 4.85m) Both Max

Living Room 10'10" x 15'11" (3.3m x 4.85m) Both Max

Kitchen 13'11" x 5'4" (4.24m x 1.63m)

Hall

Bedroom One 8'8" x 16' (2.64m x 4.88m) 12'11 to Wardrobe

Bedroom Two 12'9" x 7'11" (3.89m x 2.41m) Both Max

Bathroom 9'6" x 7'10" (2.9m x 2.4m) Both Max



EPC Rating: D

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 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?

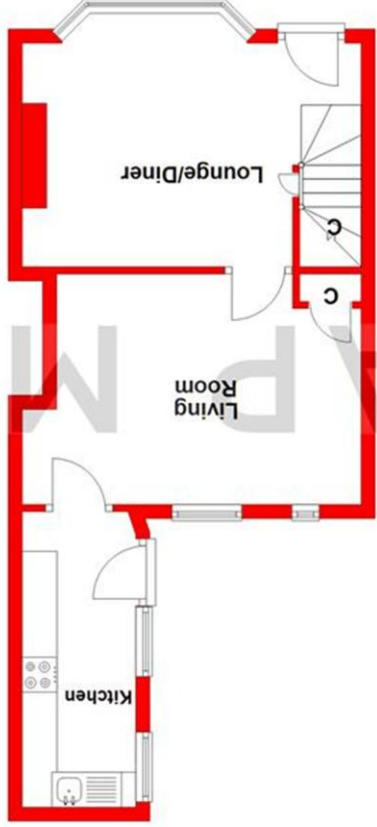
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

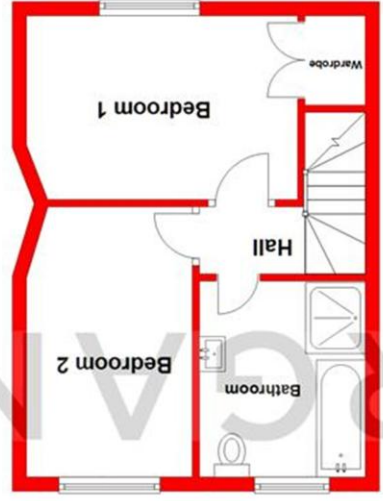
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.



Ground Floor
Approx. 38.5 sq. metres (415.5 sq. feet)



First Floor
Approx. 32.0 sq. metres (344.9 sq. feet)

Total area: approx. 70.7 sq. metres (760.5 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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.