

AP MORGAN



Jacey Road, Shirley, Solihull
Asking Price £450,000

Features:

- Desirable Shirley Location
- Private Driveway for Two Family Sized Vehicles
- Extended Four Bedroom Semi Detached Home
- Garage Converted into a Bedroom with En-Suite
- Open Plan Kitchen/Diner with Lounge
- Excellent School Catchments
- Walking Distance to Shirley High Street
- Great Public Transport Links

Description:

An excellent opportunity to acquire this extended four-bedroom semi-detached family home, presented in great condition throughout and benefiting from underfloor heating. The property has been thoughtfully improved, including a spacious rear extension and garage conversion completed approximately five years ago, creating versatile and well-proportioned living accommodation ideal for modern family life.

Approach

The property is approached via a private driveway providing off-road parking for two family vehicles, leading to the front entrance.

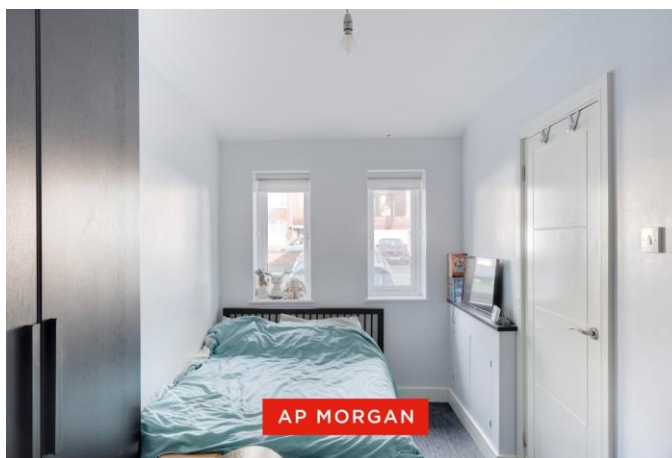
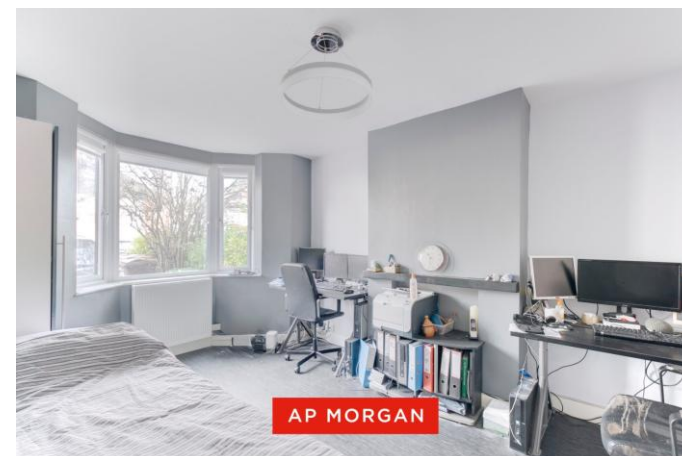
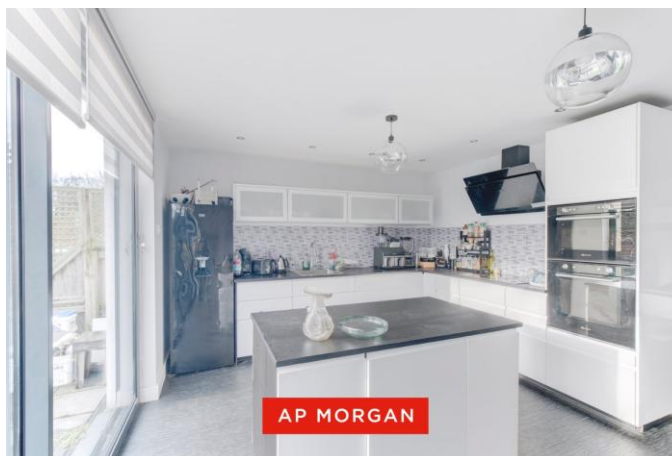
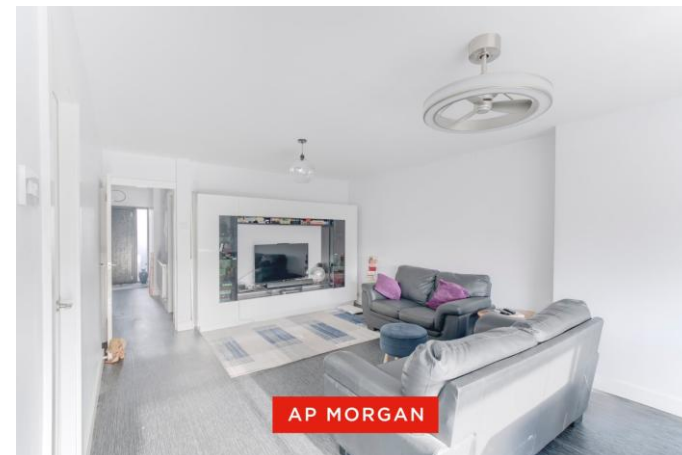
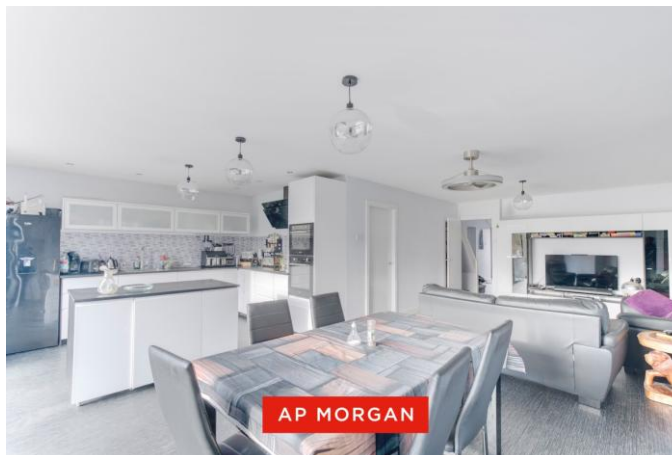
Accommodation

Once inside, the interior briefly comprises a welcoming entrance hall, a front reception room, and a comfortable lounge area. To the rear is an impressive open-plan kitchen/diner, forming the heart of the home and offering generous space for both everyday living and entertaining. There is also bedroom four with its own en-suite shower room. Additional ground-floor benefits include a handy utility room and separate WC, enhancing practicality for family use.

To the first floor, the landing provides access to three well-proportioned bedrooms and a modern family bathroom, with the layout lending itself well to growing families or those working from home.

Outside

Moving outside, the property enjoys a landscaped rear garden, featuring a patio area ideal for outdoor dining and entertaining.



Location

The property is conveniently located close to Shirley High Street, offering a wide range of eateries and local amenities. It is also well placed for public transport links and provides easy access to the main motorway networks, making it ideal for commuters.

Details:

Hall

Reception Room 14'2" x 9'10" (4.32m x 3m) Both Max

Bedroom 4 14'5" x 6'11" (4.4m x 2.1m)

En-suite Wet Room 7'4" x 5'5" (2.24m x 1.65m) Both Max

Lounge Area 15'10" x 17'5" (4.83m x 5.3m) Both Max

Kitchen/Diner 12'9" x 21'2" (3.89m x 6.45m)

Utility Room 11'9" x 9'9" (3.58m x 2.97m) Both Max

Downstairs WC 5'4" x 3'7" (1.63m x 1.1m)

Landing

Bedroom 1 14'2" x 9'10" (4.32m x 3m) Both Max

Bedroom 2 12'3" x 9'10" (3.73m x 3m) Both Max

Bedroom 3 10'10" x 10'4" (3.3m x 3.15m) Both Max

Upstairs WC 6'1" x 2'11" (1.85m x 0.9m)

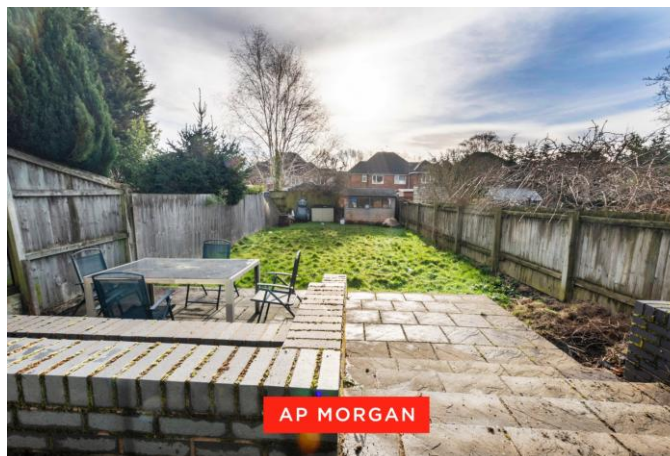
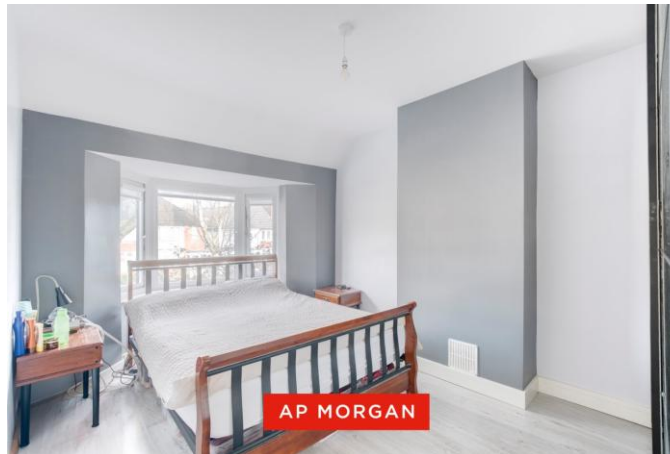
Bathroom 12'3" x 5'7" (3.73m x 1.7m) Both Max

EPC Rating: To be confirmed

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?

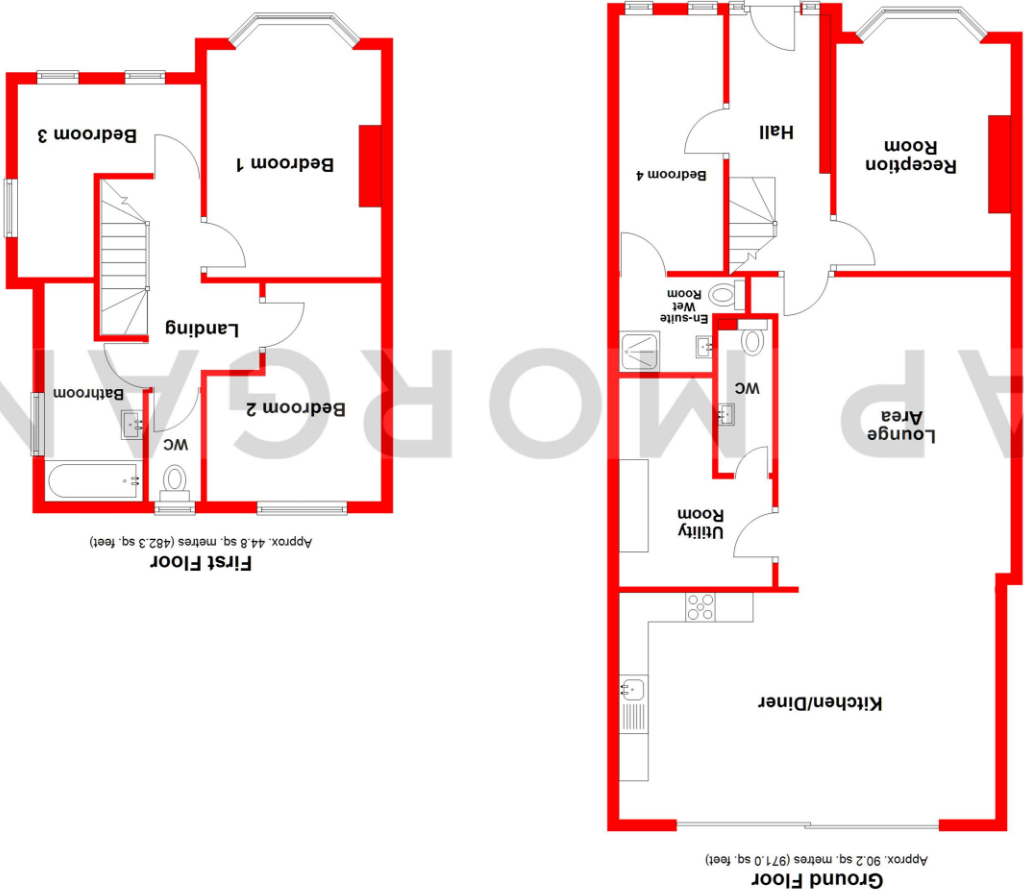
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We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wissermortgageadvice.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?
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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 £39 + 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. 135.0 sq. metres (1453.4 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 Planlup.

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