

AP MORGAN



Streetsbrook Road, Shirley, Solihull
Asking Price £500,000

Features:

- Extended kitchen with second access point onto the front driveway
- Spacious lounge/diner with bay window, opening through to the conservatory
- Ground floor bedroom with large wet room, ideal for multi-generational or accessible living
- Three bedrooms to the first floor, including two doubles
- Substantial loft space, boarded and carpeted, offering scope for an additional bedroom or office
- Recently laid flooring across the majority of the home
- Large multi-car driveway plus a garage with rear road access

Description:

Shirley family home. Multi-generational living, built in. A house that flexes as your needs change.

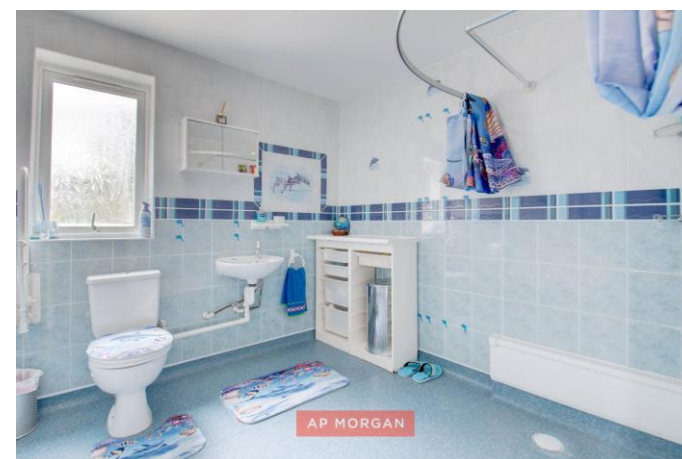
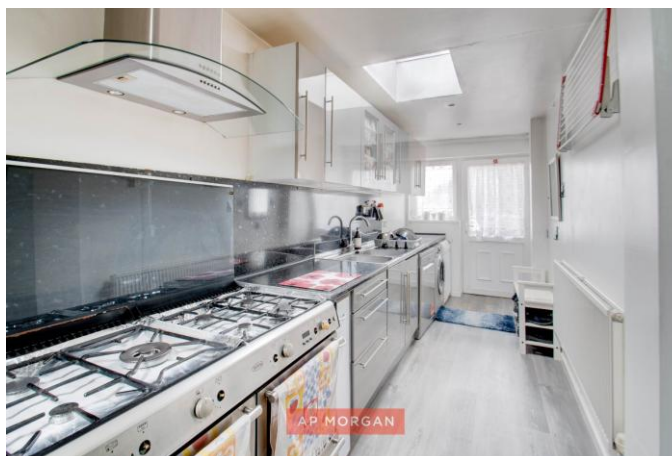
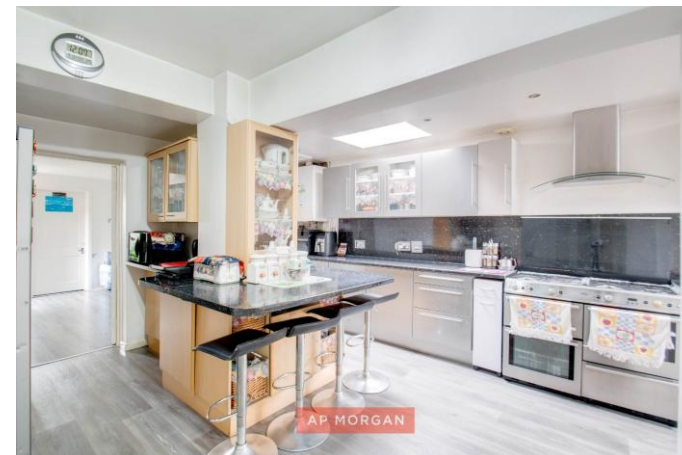
Step through the porch and into an entrance hall that already tells you this is a house built around practicality, with a useful storage cupboard and a pantry tucked under the stairs. To your left, a spacious lounge/diner catches the light through a bay window and flows on into the conservatory, giving you a natural spot for both everyday living and slower weekends.

The kitchen sits at the far end of the hallway and has been extended to give you real room to work with, plus a second door out onto the front driveway, handy for bringing the shopping in or keeping muddy boots out of the main hallway. Beyond the kitchen, you'll find a ground floor bedroom with a large wet room and its own door out to the garden. Whether that's for a family member who needs easier access, a grown-up child wanting their own space, or simply the flexibility of single-level living, it's the kind of feature that quietly solves problems other houses don't.

Upstairs, the landing leads to three bedrooms. Bedroom one is a double with fitted sliding wardrobes, keeping the space clear and organised. Bedroom two is another double, again with a bay window bringing in extra light. Bedroom three is a single, and there's a family bathroom with good storage to serve them all. Above this, a loft space has already been boarded and carpeted, with the possibility for stairs to be fitted, ready for you to shape into a home office, guest room or playroom as your needs dictate.

Outside, the garden has been designed with you in mind. A large patio gives you space for outdoor dining, leading to the rockery with mature shrubbery, flowers and plants with growing vegetables and onto a lawn with a green central area at the back, enough greenery to feel established without becoming a weekend chore. At the rear, a spacious garage benefits from separate access from the road behind, ideal for extra storage space. To the front, a multi-car driveway means you won't be negotiating parking with the neighbours.

With new windows across the porch, conservatory and extension at the rear, and flooring that's only a few years old, this is a home where the groundwork has already been done, leaving you to focus on making it yours.



Streetsbrook Road puts you within easy reach of everything Shirley does well. Streetsbrook Infant and Early Years Academy is close by for younger children, with Langley School approximately 0.6 miles away for secondary age and a nursery within close proximity. For families and dog walkers, Shirley Park offers green space and walking routes just a short distance away. Everyday practicalities are well covered too, with Northbrook Health Centre and other GP and dental practices close at hand. Solihull station is approximately 1.4 miles off for a straightforward rail link into the city, and the A34 Stratford Road and M42 both offer easy road connections for those who'd rather drive. Stratford Road's shops, cafés and everyday amenities are also a short distance away for anything you need day to day. It's a spot that keeps you connected without putting you in the middle of it all.

Details:

Entrance Hall

Lounge/Diner 25'1" x 10'8" (7.65m x 3.25m) Both Max

Conservatory 10'3" x 11'11" (3.12m x 3.63m)

Kitchen 28' x 13'7" (8.53m x 4.14m) Both Max

Bedroom Four 14'10" x 13'7" (4.52m x 4.14m)

Wet Room 8'8" x 8'8" (2.64m x 2.64m)

Landing

Bedroom One 11'2" x 12' (3.4m x 3.66m) Both Max

Bedroom Two 13'7" x 9'8" (4.14m x 2.95m)

Bedroom Three 9'6" x 6'10" (2.9m x 2.08m) Both Max

Bathroom 7'1" x 8'9" (2.16m x 2.67m) Both Max

Loft Space 13'6" x 14'9" (4.11m x 4.5m)

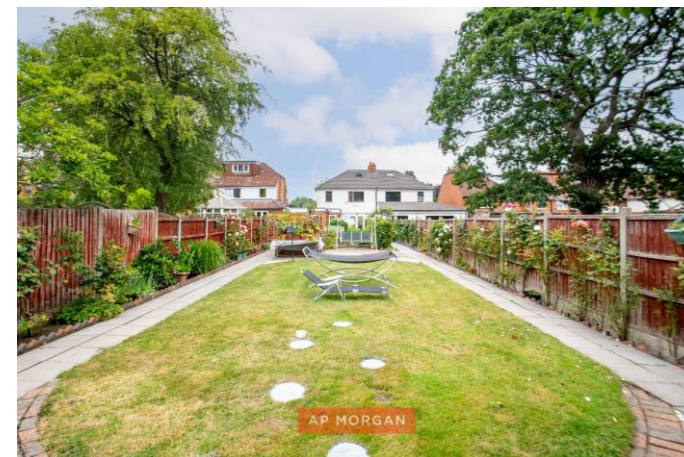
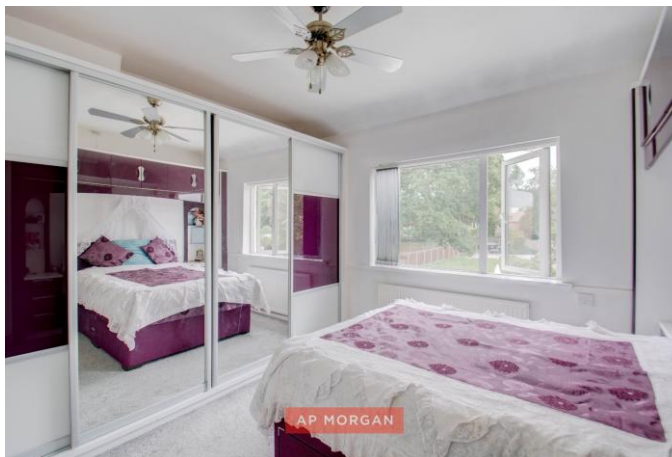
Garage 12'11" x 25'2" (3.94m x 7.67m)

EPC Rating: C

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.



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Property to sell?

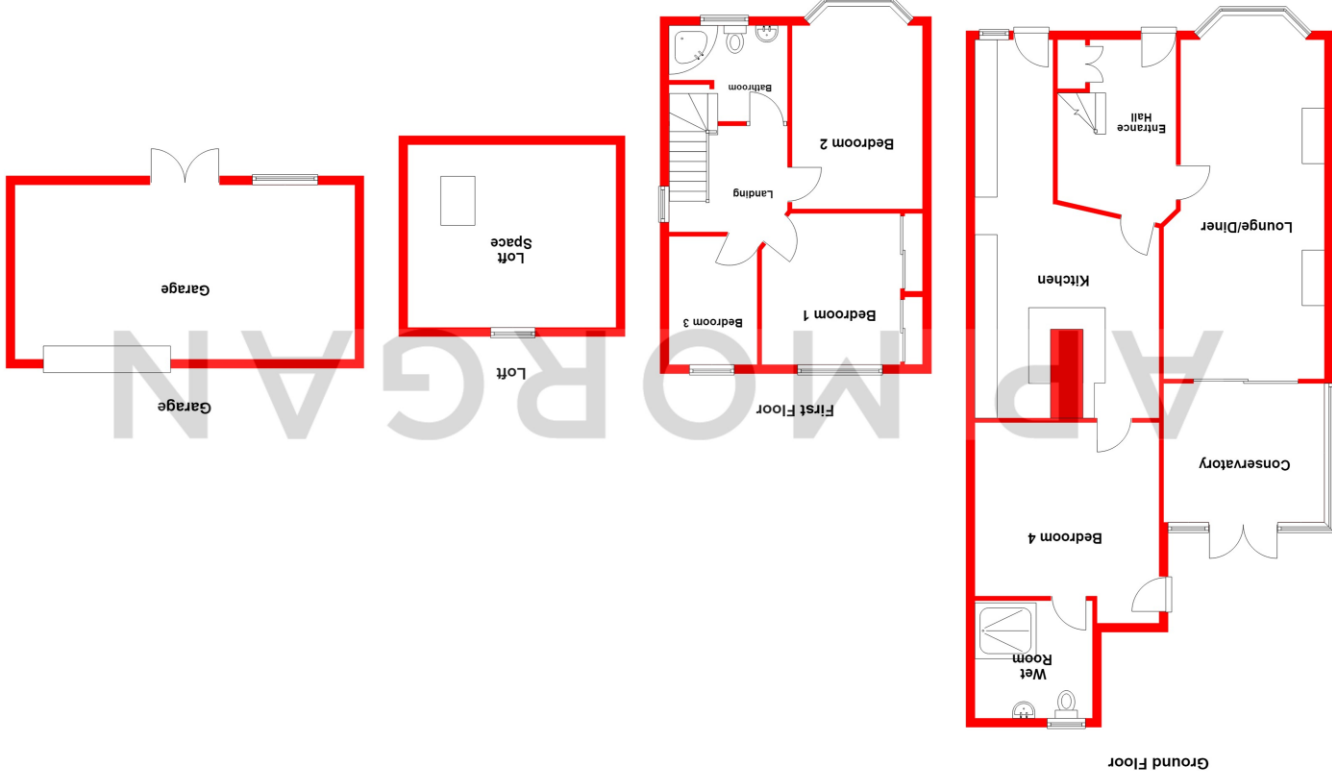
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Total area: approx. 194.9 sq. metres (2097.3 sq. feet)

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners, and other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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