

AP MORGAN



Dovedale Avenue, Shirley, Solihull
Offers in excess of £575,000

Features:

- Sought After Location
- Semi-Detached Bungalow with Dormer
- Finished to a Very High Standard
- Four Double Bedrooms
- Master with En-Suite, Walk-in Wardrobe & Juliet Balcony
- Full Width Kitchen with Bi-Fold Doors
- Landscaped Garden & Pergola with Bar
- Walking Distance to Shopping Areas, Eateries & Schools

Description:

Situated in the popular and well-regarded location of Shirley is this immaculately presented four-bedroom semi-detached dormer bungalow, offering spacious and versatile accommodation finished to an exceptional standard throughout. The property benefits from contemporary open plan living, generous bedroom proportions, and a stunning principal suite occupying the dormer level.

Approach

The property is approached via a private driveway providing off-road parking and an Electric Vehicle charging point creating an attractive and welcoming first impression.

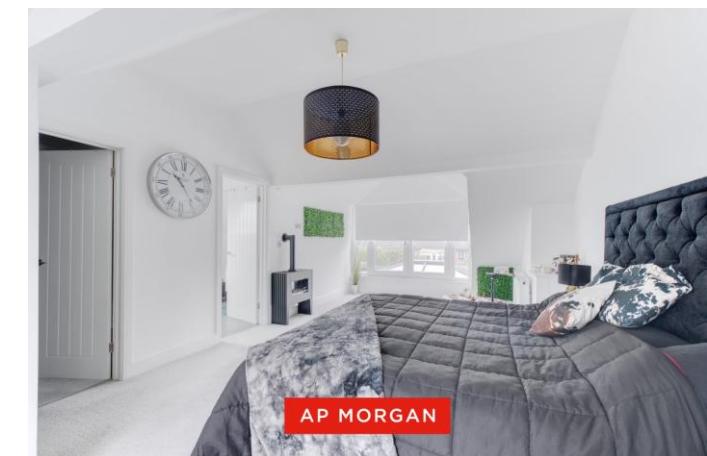
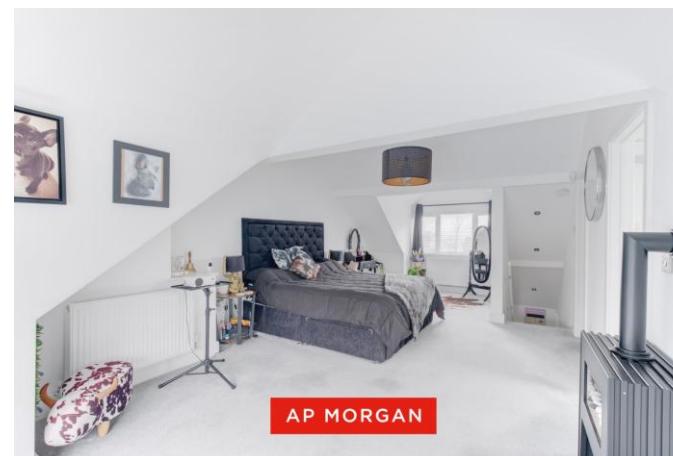
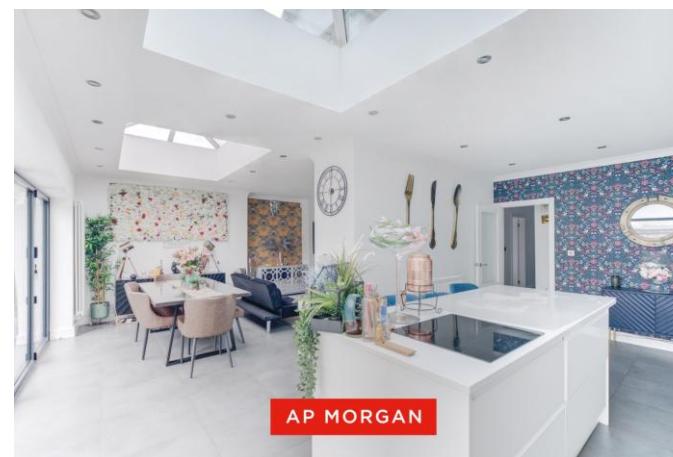
Accommodation

Once inside, the interior briefly comprises a welcoming entrance hallway with access to the main living spaces. The heart of the home is the impressive open-plan kitchen, living, and dining area, designed for modern family living and entertaining pergola area—perfect for outdoor dining, entertaining, or relaxing throughout the warmer months. The garden offers an excellent balance of lawn and seating areas while remaining easy to maintain. The garage is accessed via a secure gate close by.

Location

Ideally positioned within walking distance of excellent schools, Sears Retail Park, supermarkets, and a wide range of local amenities, the property is also conveniently placed for public transport links and easy access to the main motorway networks, making it ideal for commuters and families alike. , with ample space for seating and dining furniture and direct access to the garden.

The ground floor further benefits from three well-proportioned bedrooms, a contemporary shower room, and useful additional spaces including a boot room and storage cupboards, offering flexibility for family life or home working.



To the first floor, the dormer level hosts a superb master bedroom suite, complete with a dedicated walk-in wardrobe and a luxurious en-suite bathroom, providing a private and peaceful retreat.

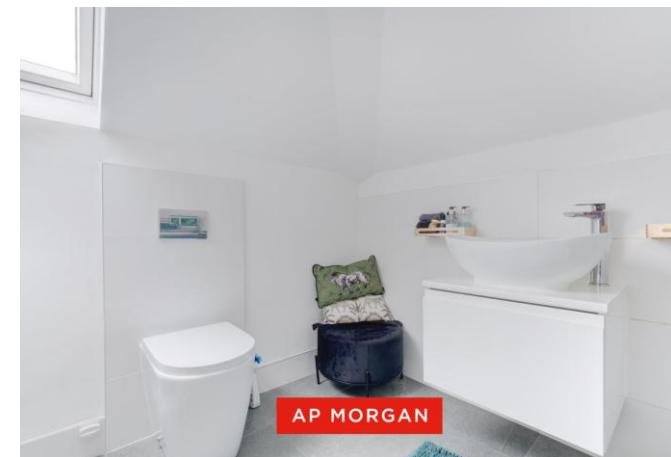
Outside

Moving outside, the property enjoys a beautifully landscaped and private rear garden, thoughtfully designed with a stunning

Details:

Entrance Hallway

Boot Room 3'9" x 6'3" (1.14m x 1.9m)



Living Area 14'3" x 16'2" (4.34m x 4.93m) Both Max



Kitchen / Diner Area 25'9" x 19'5" (7.85m x 5.92m) Both Max

Bedroom 1 25'4" x 12'4" (7.72m x 3.76m) Both Max

Walk-in Wardrobe 9' x 8'2" (2.74m x 2.5m)



En-Suite 8'4" x 6'10" (2.54m x 2.08m)



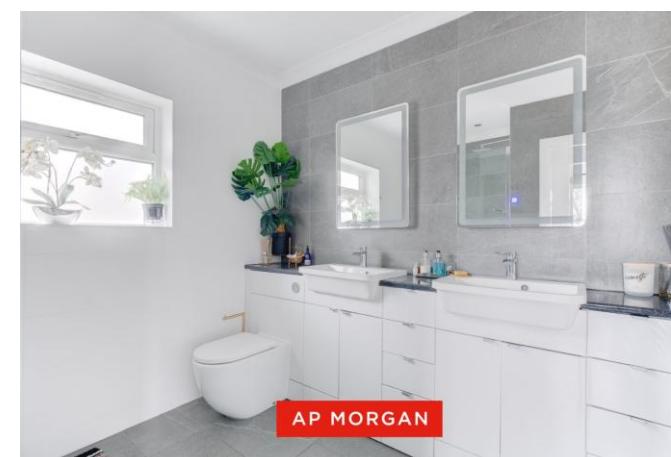
Bedroom 2 14'3" x 12'7" (4.34m x 3.84m)

Bedroom 3 12'6" x 9'4" (3.8m x 2.84m)

Bedroom 4 10'2" x 8'9" (3.1m x 2.67m)

Shower Room 8'2" x 7'1" (2.5m x 2.16m) Both Max

Garage 15'3" x 7'8" (4.65m x 2.34m) Secure gated garage with new roof and new garage door installed in 2023

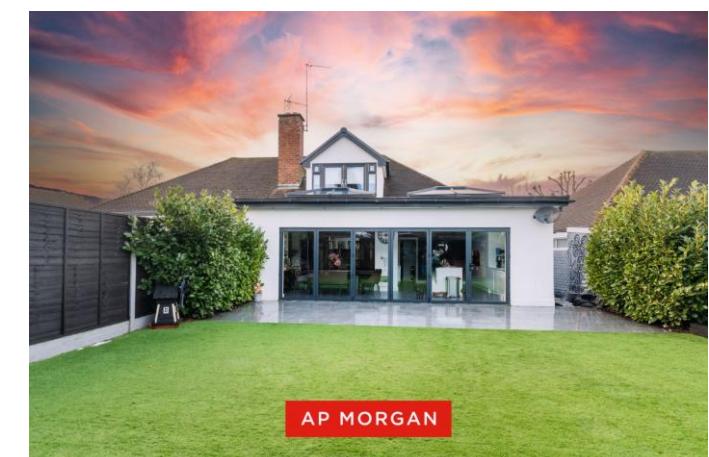


EPC Rating: D

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 Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and 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 Solid 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?

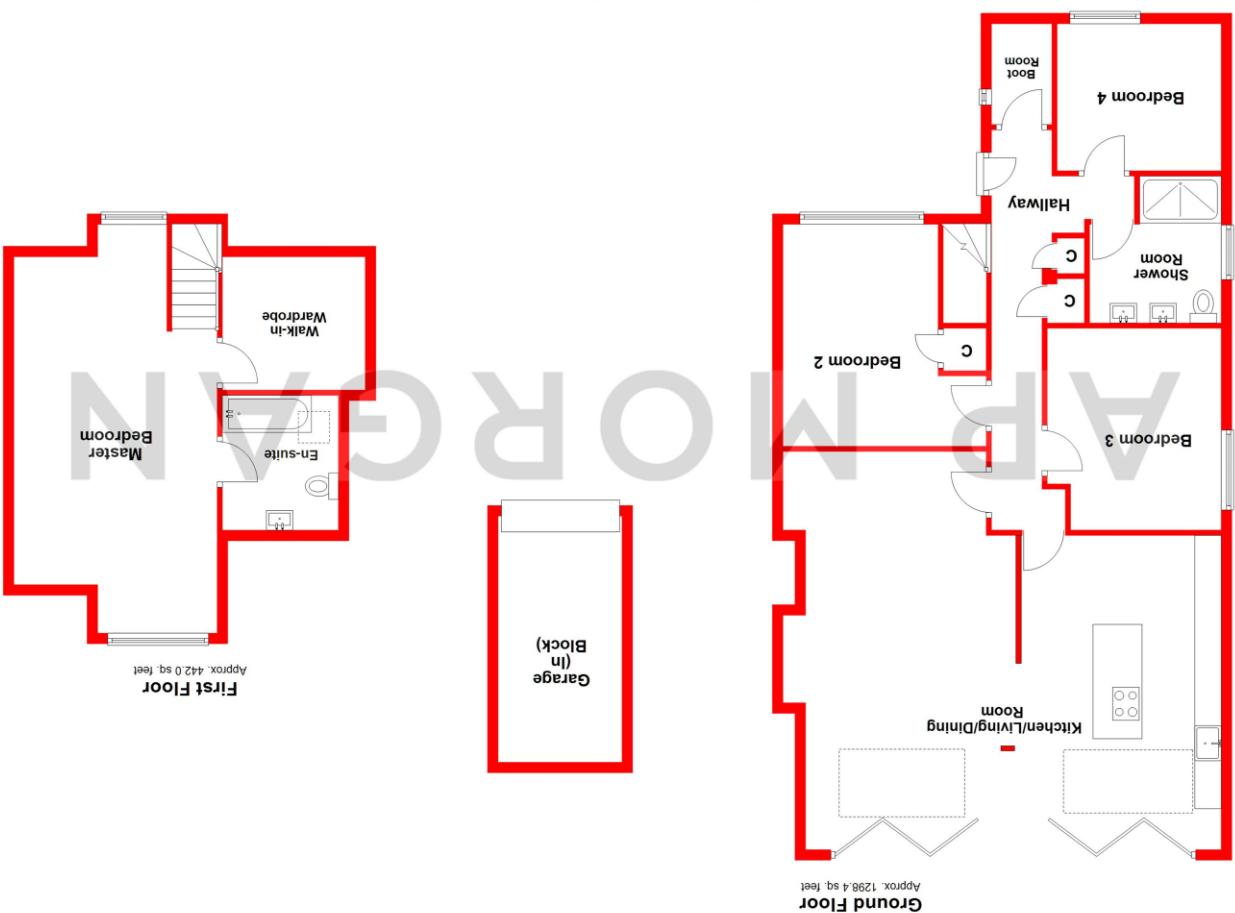
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estates 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.

Whilst every attempt has been made to ensure the accuracy of the information 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 an indication of property can be given. Plan produced using PlanIt.

Total area: approx. 1740.4 sq. feet



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