

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.

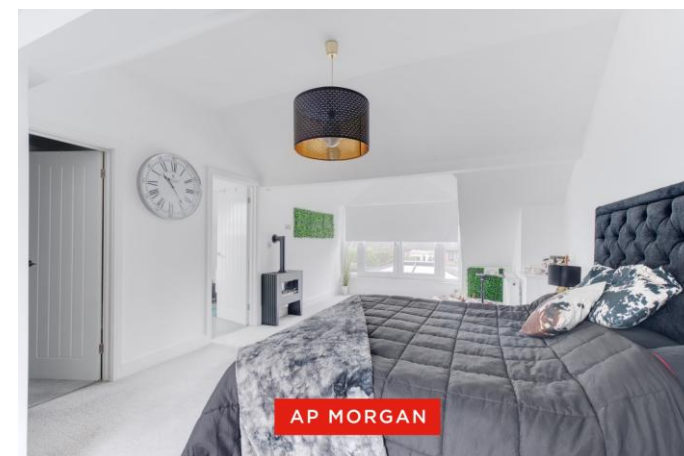
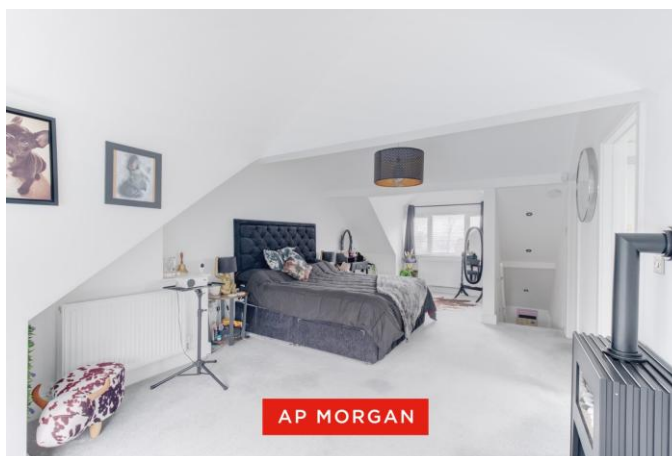
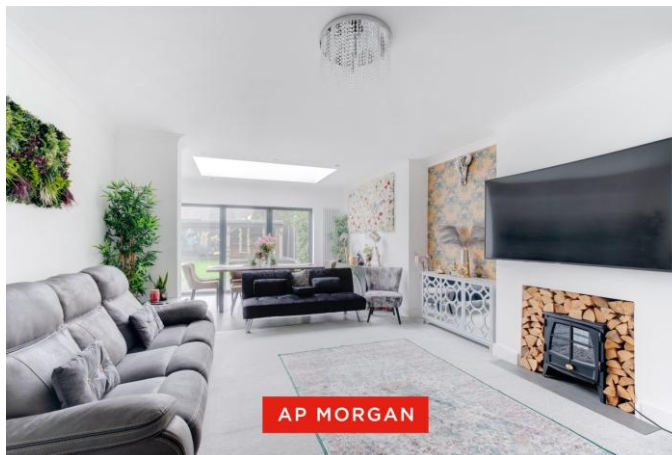
Accommodation

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.



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