

**AP MORGAN**



**Burford Close, Solihull**  
Offers Over £350,000

### Features:

- Desirable Location
- Completely Renovated
- Four Bedrooms
- Extended Semi-Detached Home
- Large Double Garage
- Spacious Private Driveway
- Well-Maintained Rear Garden
- Solihull Schools Catchment

### Description:

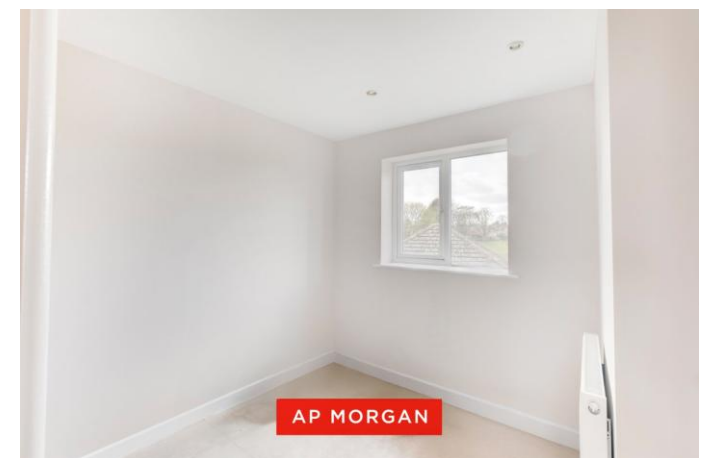
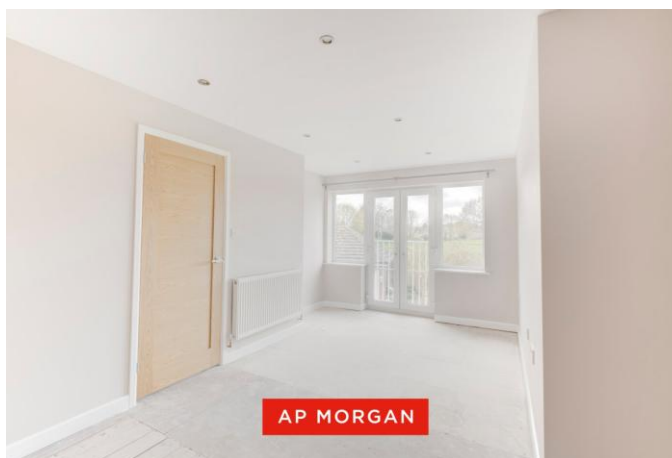
Situated in a popular location, this exceptionally well-presented and completely renovated four-bedroom semi-detached property offers modern living in a highly desirable setting. Extended to provide ample space and featuring a large double garage, this home has been meticulously refurbished from top to bottom, ensuring a move-in-ready experience.

The property is approached via a spacious private driveway, offering parking for multiple cars. Once inside, the interior briefly comprises a welcoming porch and hall, leading to a spacious living room, a well-appointed kitchen/dining room, and a comfortable living room. The ground floor also benefits from a WC and a shower room.

Upstairs, the property features four\* generously sized bedrooms, including a principal bedroom with a Juliet Balcony overlooking the fields. There are a further three bedrooms. All the bedrooms are served by the family shower room.

Moving outside, the property enjoys a large, well-maintained rear garden, perfect for outdoor entertaining and relaxation. The property is close to a variety of eateries, shops, and amenities, and benefits from good Solihull schools catchment. It is also conveniently placed to easily access transport links, making it ideal for commuters.

\* The fourth bedroom offers flexible accommodation. To officially classify this room as a fourth bedroom in line with current building regulations, the window will require modification to meet fire escape standards.



**Details:**

**Porch**

**Hall**

**Living Room** 13'3" x 9'10" (4.04m x 3m)

**Shower Room** 5'10" x 5'6" (1.78m x 1.68m)

**Kitchen/Dining Room** 17' x 17'7" (5.18m x 5.36m) Both Max

**Landing**

**Bedroom One** 17' x 8'4" (5.18m x 2.54m)

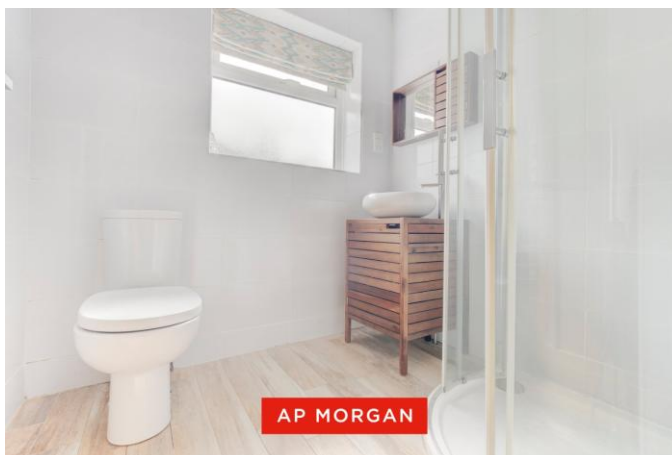
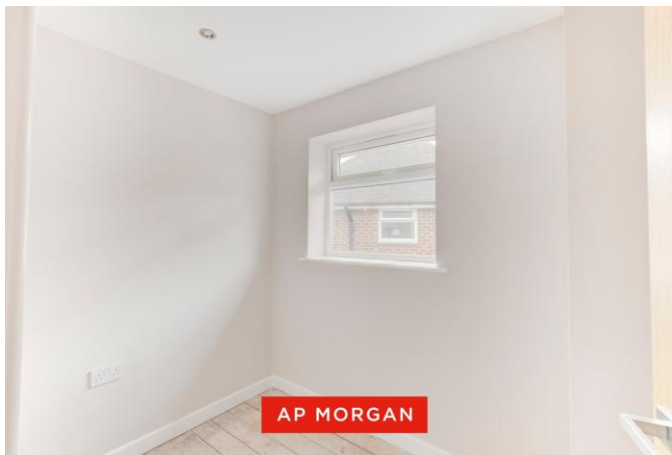
**Bedroom Two** 12'11" x 10' (3.94m x 3.05m)

**Bedroom Three** 8'4" x 7'4" (2.54m x 2.24m)

**Bedroom Four** 7'10" x 5'9" (2.4m x 1.75m)

**Shower Room** 6'6" x 5'9" (1.98m x 1.75m)

**Double Garage (Rear of Garden)** 19' x 19' (5.8m x 5.8m)



**EPC Rating:** To be confirmed

**Council Tax Band:** NA (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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

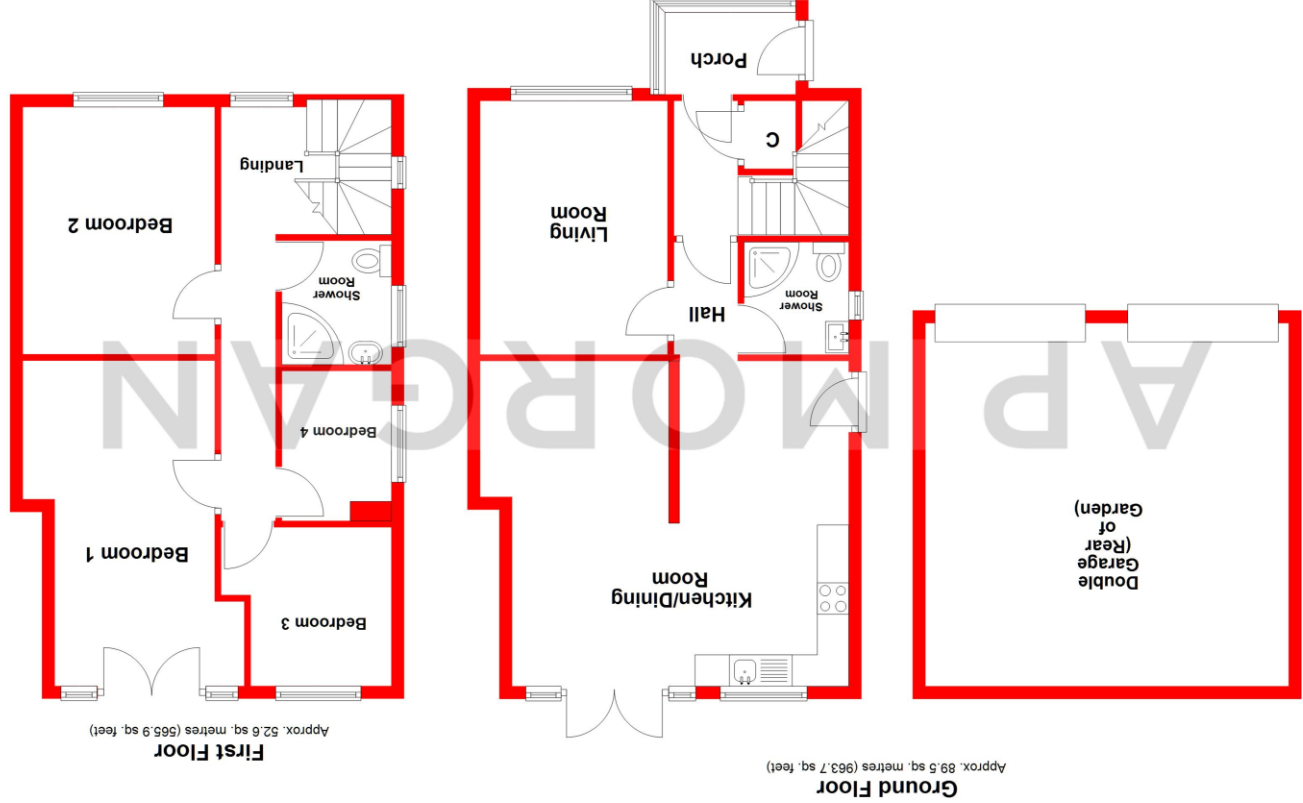
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 142.1 sq. metres (1529.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 Planip.

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