

**AP MORGAN**



**Parkgate Mews, Shirley, Solihull**  
Offers Over £350,000

### Features:

- End-of-terrace property
- Three spacious bedrooms
- Generous sized lounge/diner
- Well-fit kitchen and bathrooms
- Great rear patio
- Gated residential area
- Extensive surrounding green spaces
- Allocated off-street parking

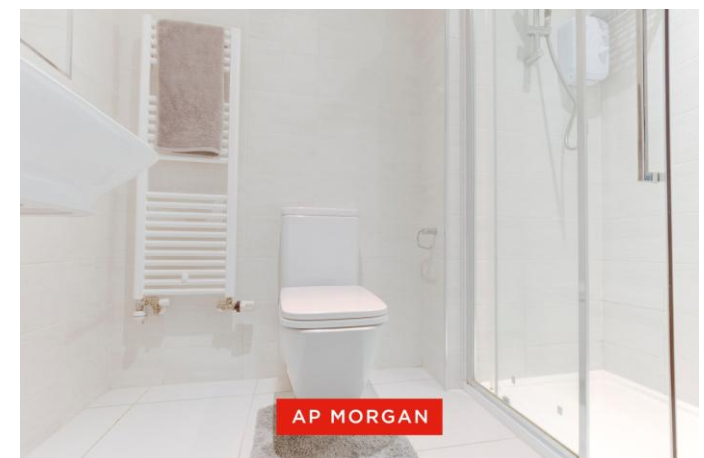
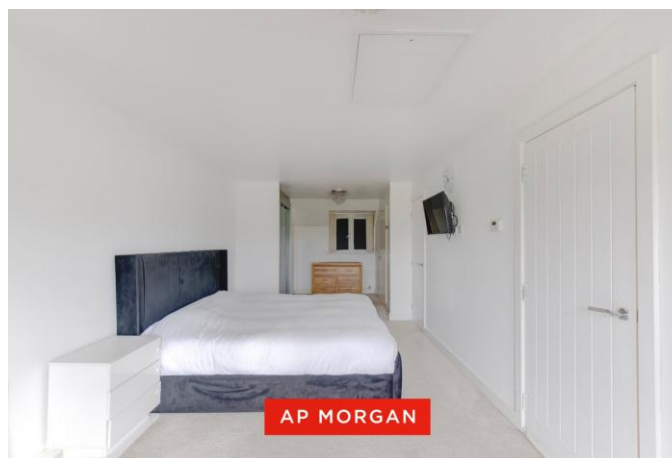
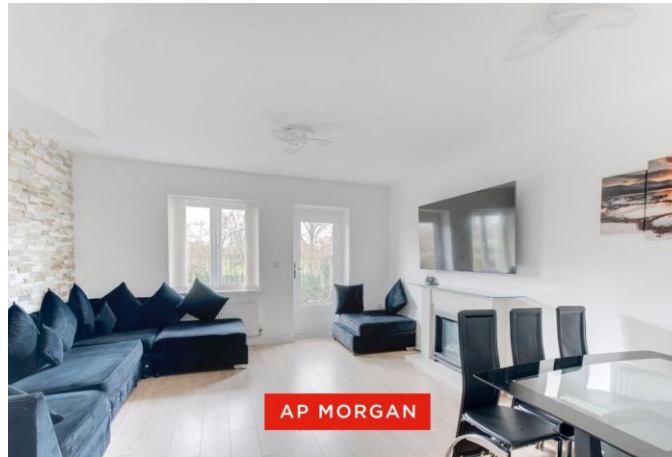
### Description:

Introducing this well-presented end-of-terrace home, offering three spacious bedrooms, with the master comprising an en-suite, a generously sized lounge, a well-fitted kitchen, and beautiful views from the bedroom balconies. The property is well situated in a gated residential area in Shirley, Solihull.

On arrival, the gates allow entry into the residential area, with the property set within well-maintained grounds, surrounded by greenery and large green spaces to the rear. The property also benefits from an allocated parking space at the front, with a gate allowing access to the entrance.

Entering the property on the ground floor, you are welcomed into the entrance hall, with the downstairs WC to your left, comprising a toilet and wash basin, and the kitchen to the right, well fitted with ample storage cupboards and worktop space, along with an integrated oven, electric hob, and extractor hood. To the rear of the hallway is the lounge, a generous space ideal for both relaxation and entertaining, with plenty of room for a family dining table and a door leading out onto the rear patio.

The first floor offers two spacious bedrooms. The first is a double bedroom with French doors opening onto a Juliet balcony and fitted wardrobes for excellent space saving. The second is another spacious double bedroom. The bathroom is also located on this floor and can be accessed via the landing or the first double bedroom. It is fitted with a toilet, wash basin, and bathtub with an overhead shower.



The second floor leads to the master bedroom, a fantastic space for relaxation with ample room for additional storage units. The master bedroom also features French doors opening onto a Juliet balcony, as well as an en-suite comprising a toilet, wash basin, and shower cubicle.

The rear patio provides a great space for outdoor furniture and dining and is bordered by fencing and shrubbery, overlooking the extensive green spaces surrounding the grounds.

The property is ideally situated close to a range of local amenities, shops, and transport links. It offers easy access to Birmingham Airport, the NEC, and major motorway networks including the M42 and M40, making it perfect for commuters and professionals alike.

**Details:**

Hall

WC

Kitchen 11'9" x 6'6" (3.58m x 1.98m)

Lounge/Diner 15'4" x 13'10" (4.67m x 4.22m) Both Max

Landing

Bedroom Two 8'9" x 13'10" (2.67m x 4.22m)

Jack and Jill Bathroom 6'8" x 6'5" (2.03m x 1.96m)

Master Bedroom 27'5" x 13'10" (8.36m x 4.22m) Both Max

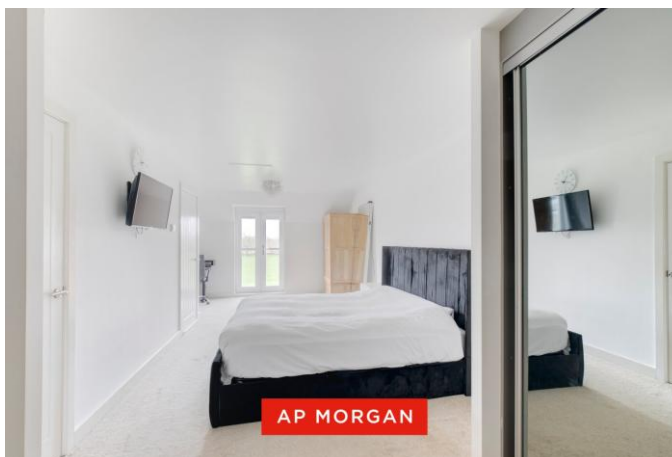
En-suite 7'5" x 5'4" (2.26m x 1.63m)

EPC Rating: C

Council Tax Band: D (tbc by solicitors).

Tenure: Leasehold (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?

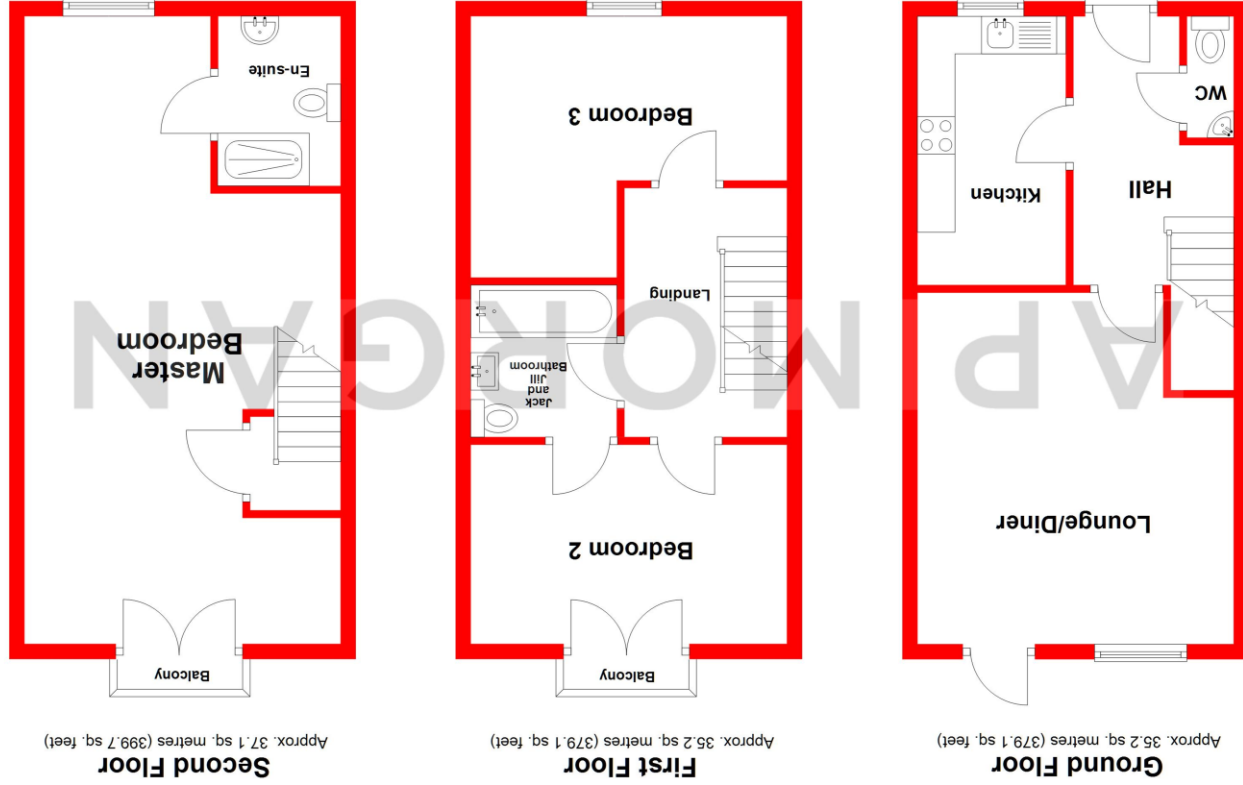
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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 PlanUp.

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