

AP MORGAN



**Ufton Crescent, Shirley**  
Offers in the region of £475,000

**Features:**

- Four double bedrooms
- Large reception room
- Generous lounge
- Spacious kitchen/diner
- Ground floor WC
- Family bathroom
- Plenty of storage
- Off-street parking
- Prime positioning for amenities

**Description:**

This well-presented, four-bedroom, semi-detached house situated in Shirley presents; a large reception room, generous lounge, spacious kitchen/diner, a ground floor WC, a family bathroom, and a double drive.

Approaching the property, the block paved double drive allows parking for multiple vehicles, with a short wall partially bordering the front perimeter.

Entering to the porch and hall, there is plenty of space for removing outdoor footwear and jackets. The large reception room looks to the front aspect and is currently being used as a study, hosting space for multiple suites and freestanding furniture. The lounge is generously sized, also presenting space for multiple suites and gives access to the rear garden through double French doors. The kitchen/diner is accessed from the hall and lounge with plenty of counterspace and an integral dishwasher, electric range cooker with gas hob and sink with drain. There is also space/plumbing for freestanding appliances with the diner area hosting ample room for a dining table and chairs, with additional rear access permitted through a side door. Bedroom Three is a ground floor double bedroom looking to the front aspect. The ground floor is completed by a WC.

Ascending to the first-floor landing, Bedroom One presents a spacious double looking to the front aspect and presenting integral wardrobes. Bedroom Two is also a large double looking to the front aspect with plenty of space for freestanding furniture. Bedroom Four is the final double which looks to the rear aspect and similarly allows space for freestanding furniture. The family bathroom presents a washbasin, WC and jacuzzi style bath.



The garden opens to a paved patio presenting space for freestanding furniture and external storage. This continues to a long grass laid lawn allowing for outdoor activities. The garden is bordered by wooden panel fencing and bushes.

This is a prime location ideal for families, situated approximately 1.6 miles from Stratford Road there is easy access to shops, supermarkets and restaurants. With local schooling and train stations a short drive from the property. Additionally Solihull town centre is similarly a short drive and the M42 can be readily accessed.

**Details:**

Porch

Hall

**Reception Room** 13'5" x 10'2" (4.1m x 3.1m)

**Lounge** 18' x 10'2" (5.49m x 3.1m) Both Max

**Kitchen/Diner** 18' x 13'1" (5.49m x 4m)

**Bedroom Three** 13'9" x 7'4" (4.2m x 2.24m)

**Ground Floor WC** 2'5" x 6'1" (0.74m x 1.85m)

Landing

**Bedroom One** 13'1" x 10'2" (4m x 3.1m)

**Bedroom Two** 11'3" x 11'5" (3.43m x 3.48m) Both Max

**Bedroom Four** 9'6" x 10'2" (2.9m x 3.1m)

**Bathroom** 8'5" x 6'10" (2.57m x 2.08m)

**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.



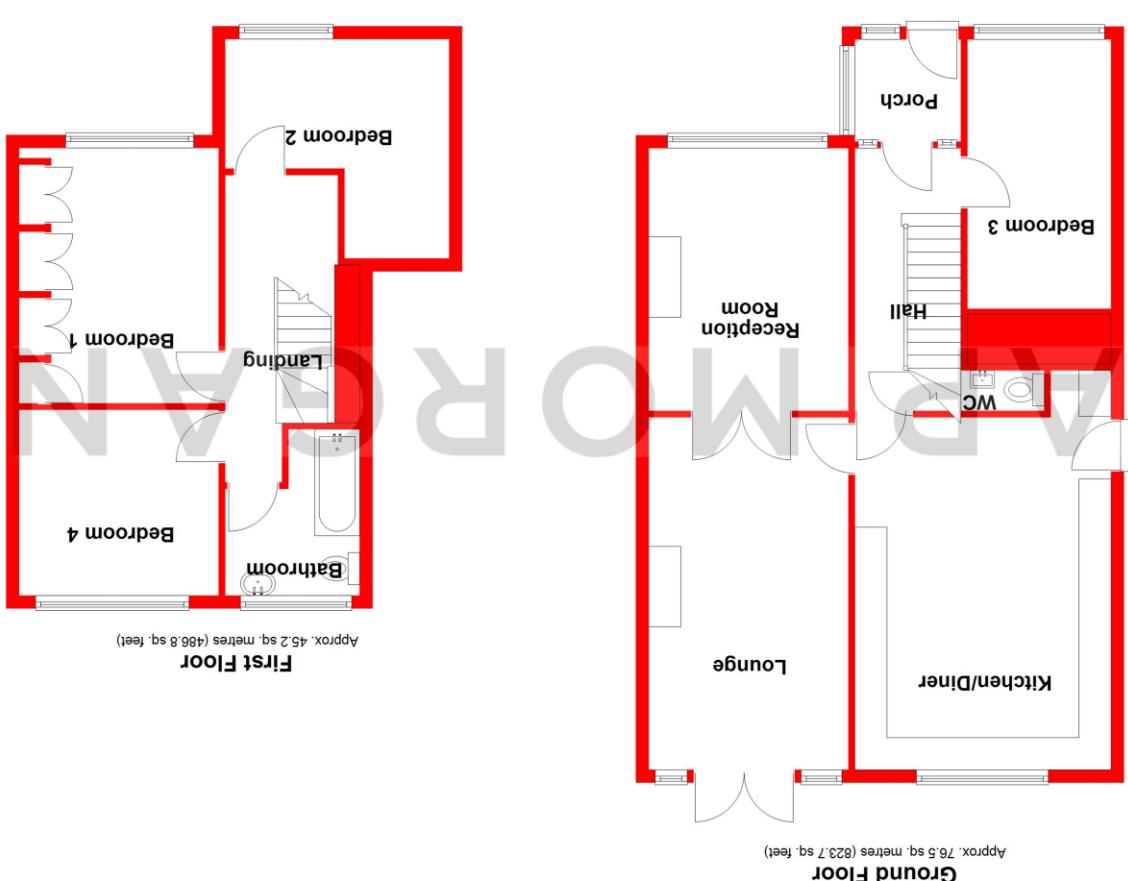
## How can we help you?

We recommend Wisser 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. They typically achieve mortgage offers much faster than the market at least (and probably Solid STC) before to be on the market to buy, you ideally need to review, 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 on 0121 817 8585, or visit their website for more information: [www.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.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 probably 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 on cost and very reliable. Just ask for a quote.

**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.



**Need a mortgage?**  
We recommend Wisser 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. They typically achieve mortgage offers much faster than the market at least (and probably Solid STC) before to be on the market to buy, you ideally need to review, 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 on 0121 817 8585, or visit their website for more information: [www.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

**Order and conditions.**  
No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and agents do not have any authority to give any warranty or representation or otherwise as to the accuracy of the statements contained within. These details and all statements herein are provided without any responsibility on the part of AP Morgan. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan. Measures: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The laws of copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet form part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.