

AP MORGAN



Ringswood Road, Solihull
Offers Over £250,000

Features:

- Quiet and Popular Location
- Three Bedroom Mid Terrace Home
- Private off Road Parking for Two Smaller Cars
- Fitted Kitchen/Diner
- Brand New Boiler
- Conservatory-Style Extension
- School Catchment for Tudor Grange and St. Peter's
- Low maintenance Landscaped Rear Garden
- Close to Local Shops, Restaurants and Amenities

Description:

Nestled in a highly desirable location, renowned for its proximity to excellent schools like Tudor Grange and St. Peter's, this beautifully presented three-bedroom terraced property offers a blend of comfort, convenience, and modern living. Boasting well-proportioned rooms and a thoughtfully designed layout, this home is perfect for families and professionals alike.

Approach:

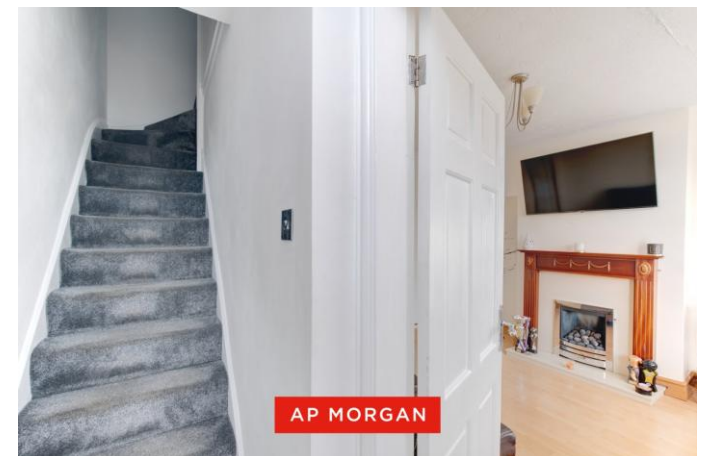
The property is approached via a private driveway, providing convenient off-road parking for two smaller vehicles. Stepping inside, you're immediately greeted by a sense of warmth and style.

Ground Floor Accommodation:

The ground floor features a bright and inviting living room, providing a comfortable space for relaxation and family time. Adjacent to this is a well-equipped kitchen/diner, offering ample space for meal preparation and casual dining. The kitchen is designed to be both functional and stylish, making it the heart of the home. A notable feature is the rear conservatory-style extension, adding valuable living space and bringing the outdoors in. Constructed with brick side walls for privacy and insulation, the conservatory boasts French doors that open onto the rear patio, seamlessly connecting the indoor and outdoor spaces. A polycarbonate roof allows for plenty of natural light, creating a bright and airy atmosphere.

First Floor Accommodation:

Ascending to the first floor, you'll discover three well-appointed bedrooms, each offering a comfortable and private retreat. A family bathroom serves the bedrooms, featuring modern fixtures and fittings.



Outdoor:

The property benefits from a low-maintenance rear garden, providing a private and peaceful outdoor space. Perfect for al fresco dining, entertaining, or simply unwinding after a long day, the garden is designed for easy enjoyment.

Location:

The property's central location offers unparalleled convenience. A wide array of local shops, restaurants, and amenities are within easy reach, catering to all your daily needs. Furthermore, excellent transport links are readily accessible, ensuring effortless commuting and connectivity to the wider area.

Details:

Hall

Living Room 12'10" x 11'8" (3.9m x 3.56m) Both Max

Kitchen/Diner 15' x 10'11" (4.57m x 3.33m) Both Max

Conservatory/Extension 10'7" x 6'10" (3.23m x 2.08m)

Landing

Bedroom 1 10'11" x 8'9" (3.33m x 2.67m)

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

Bedroom 3 9'10" x 9'8" (3m x 2.95m) Both Max

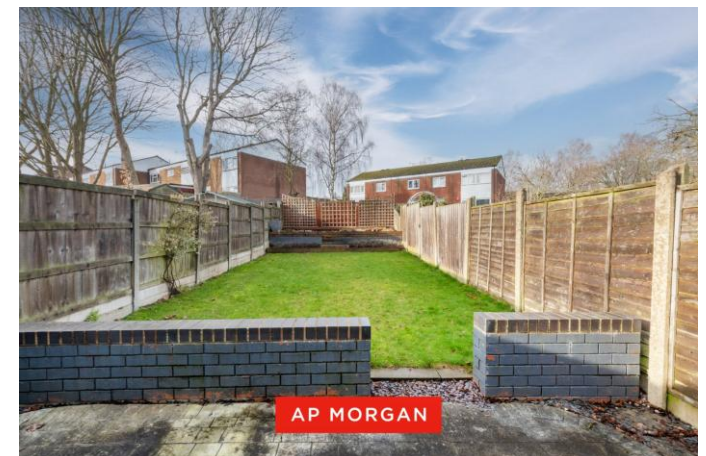
Bathroom 6'11" x 5'10" (2.1m x 1.78m)

EPC Rating: E

Council Tax Band: B (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

Property to sell?

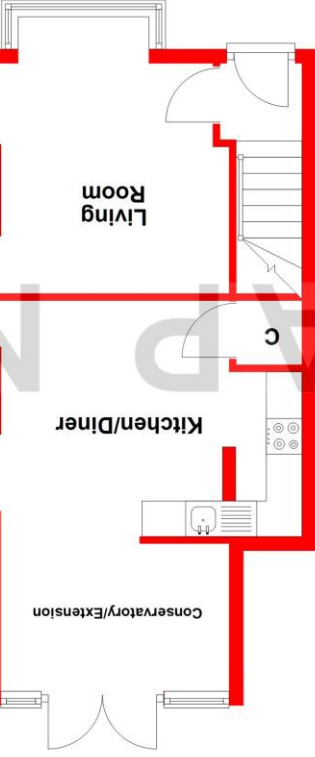
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

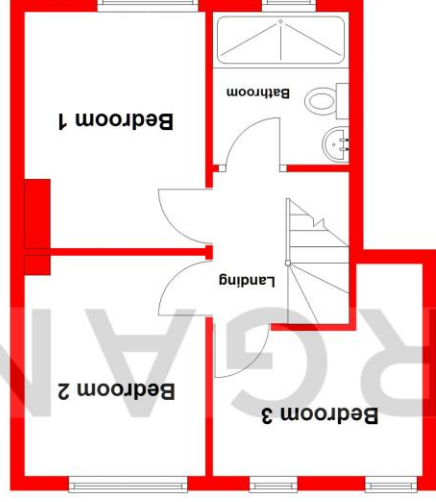
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

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Ground Floor
Approx. 37.9 sq. metres (408.5 sq. feet)



First Floor
Approx. 33.3 sq. metres (358.4 sq. feet)

Total area: approx. 71.2 sq. metres (766.9 sq. feet)

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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