

AP MORGAN



Paley Drive, Shirley, Solihull
Offers in the region of £340,000

Features:

- Prime Dickens Heath Location
- Private Off-Road Parking & Single Garage
- Fitted Kitchen with Integrated Appliances
- Bright & Airy Lounge
- Two Good-Sized Bedrooms
- Close to Shops, Amenities and Transport Links
- Private Rear Garden
- Great Solihull School Catchments

Description:

Situated in the highly desirable village of Dickens Heath, this beautifully presented two-bedroom home offers stylish, well-balanced accommodation arranged over two floors, ideal for both professionals and small families seeking a modern lifestyle in a sought-after setting.

The property is approached via a driveway providing convenient off-road parking, with access to the entrance porch which in turn leads into the welcoming lounge. The lounge is bright and spacious, offering an excellent living and entertaining space, while a ground floor WC adds further practicality. To the rear, the contemporary fitted kitchen is thoughtfully designed with a range of modern units, integrated appliances and ample worktop space, with direct access into the rear garden, creating an ideal setting for dining, entertaining and everyday living. The ground floor also benefits from internal access to the garage, providing excellent storage or secure parking.

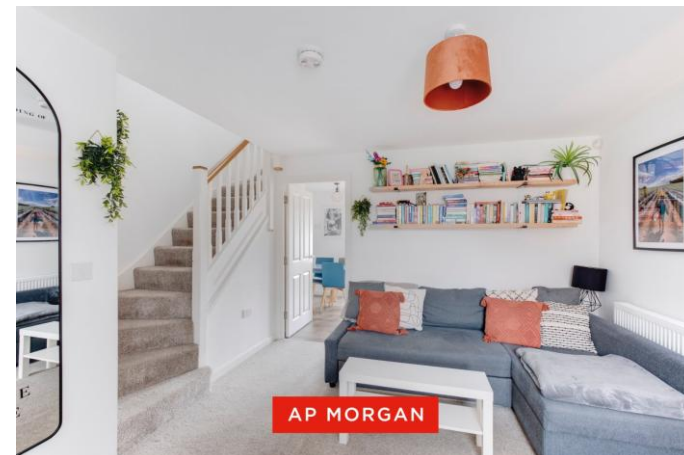
To the first floor, the landing leads to two well-proportioned bedrooms, including a generous principal bedroom, both of which are served by a modern family bathroom finished to a high standard.

Externally, the property enjoys a private and well-maintained rear garden, offering an ideal space for outdoor relaxation and entertaining. To the front, driveway parking and garage access provide excellent convenience.

Occupying a prime position within walking distance of Dickens Heath village, the property is ideally located for a variety of local shops, cafés, restaurants and green spaces.



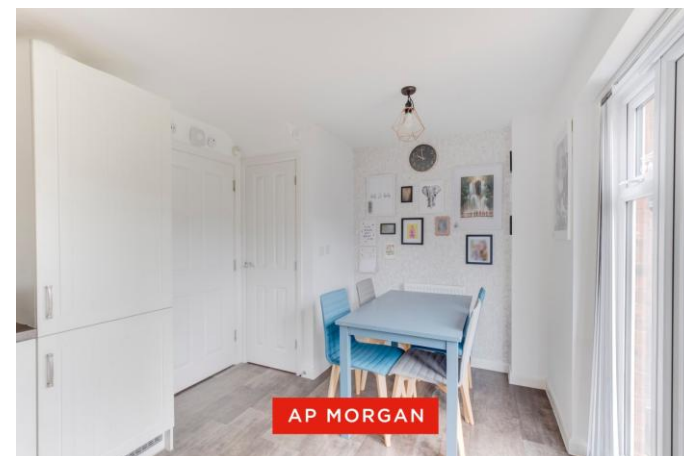
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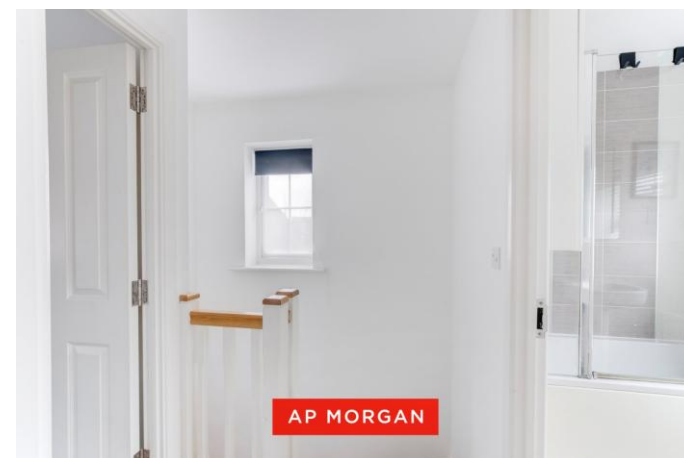
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Excellent transport links are readily accessible, including Shirley Train Station providing services to Birmingham City Centre and Stratford-upon-Avon. The M42, M40 and M6 motorway networks are also within easy reach, ensuring seamless travel for commuters.

This exceptional home offers a perfect blend of comfort, style and convenience in one of Solihull's most popular residential locations.

Details:

Porch

WC

Lounge 13'11" x 10'3" (4.24m x 3.12m) Both Max

Kitchen/Diner 13'11" x 8'4" (4.24m x 2.54m) Both Max

Landing

Bedroom 1 11'6" x 11'6" (3.5m x 3.5m)

Bedroom 2 10'8" x 7'9" (3.25m x 2.36m)

Bathroom 5'11" x 4'9" (1.8m x 1.45m)

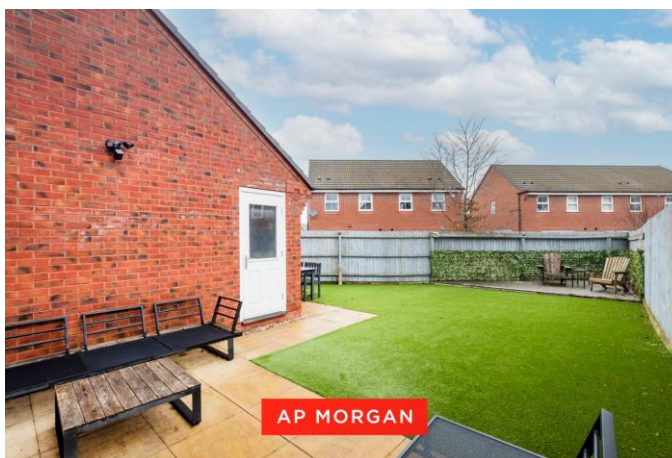
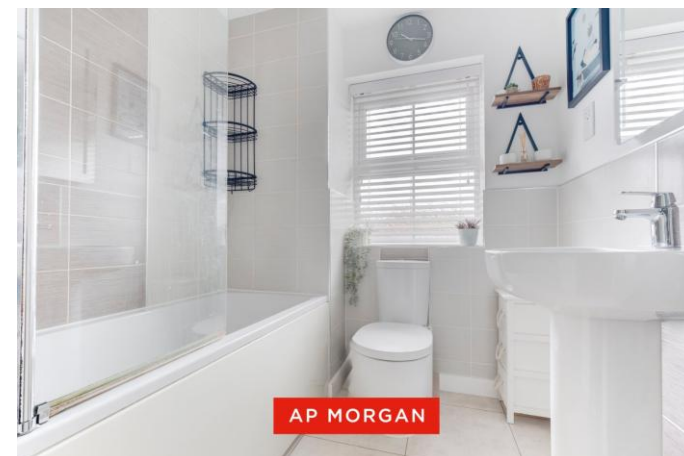
Garage 13'1" x 7'10" (4m x 2.4m) Approx Size

EPC Rating: B

Council Tax Band: C (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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

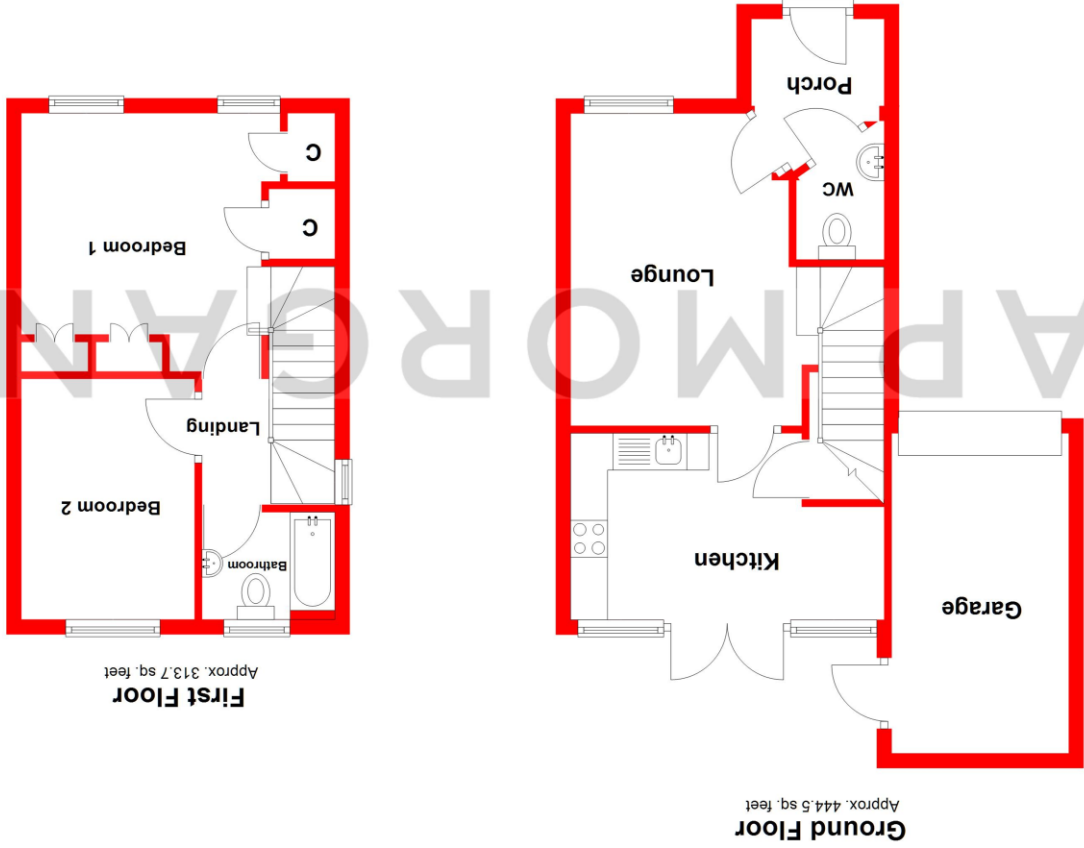
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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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 £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.



Total area: approx. 758.2 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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