AP MORGAN

Stroudley Road, Blythe Valley Park, Shirley

Offers in excess of £365,000

Features:

- Well Presented and Recently Constructed Property
- Three Good Sized Bedrooms
- Open Plan Family Lounge/Kitchen/Diner
- Principal Bedroom with En-Suite Shower Room
- South/Westerly Facing Rear Garden
- Private Driveway Parking
- Close to Local Shops & Amenities
- Good access to Public Transport & Road Links

Description:

Built in 2022 and presented in great condition throughout, this modern three bedroom mid-terraced home offers stylish and well-proportioned accommodation ideal for first-time buyers, young families or investors. Situated in a popular residential location, the property features a spacious open plan living arrangement designed for contemporary living.

Approach

The property is approached via a private driveway providing off-road parking, with a neat frontage leading to the main entrance.

Accommodation

Once inside, the interior briefly comprises: an entrance hall with ground floor WC; a generous open plan living space incorporating lounge, dining and kitchen areas, creating a bright and sociable environment with direct access to the rear garden.

To the first floor, the landing leads to a principal bedroom with en-suite shower room, two further well-proportioned bedrooms, and a modern family bathroom.

Outside

Moving outside, the property enjoys a south-westerly facing rear garden, benefitting from plenty of afternoon and evening sunshine, along with a patio area ideal for outdoor dining and entertaining.

Location
The property is conveniently located close to local shops and everyday amenities, and is well placed for easy access to transport links, making it ideal for commuters.

Details:
Hall

WC *5'11" x 3' (1.8m x 0.91m)*

Open Plan Living *27'7" x 17'9" (8.4m x 5.4m)* Both Max

Landing

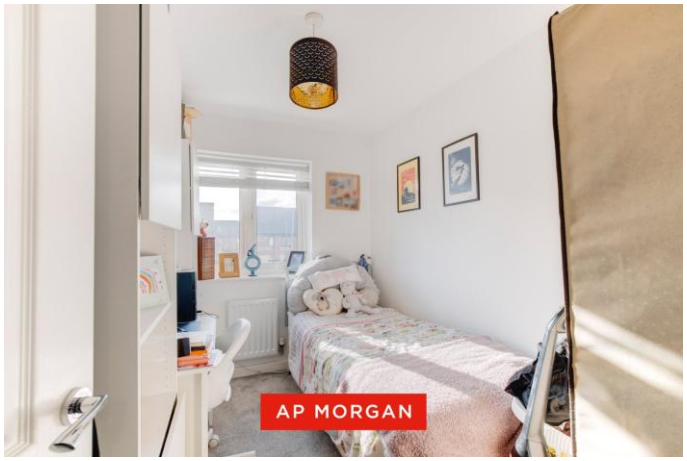
Master Bedroom *17'5" x 10'1" (5.3m x 3.07m)* Both Max

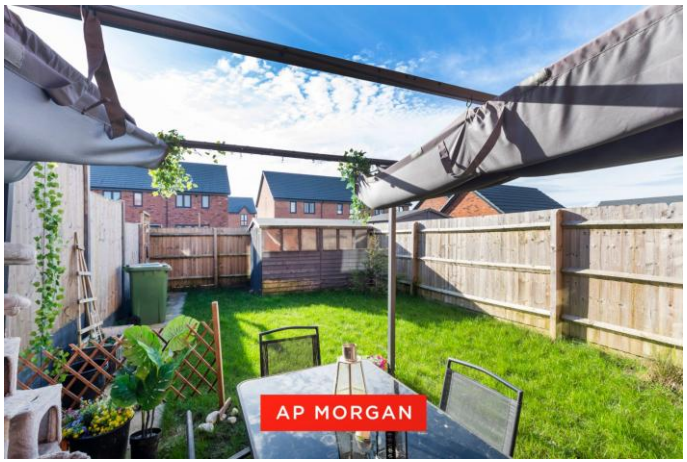
Ensuite *7'1" x 4'9" (2.16m x 1.45m)*

Bedroom 2 *10'1" x 9'11" (3.07m x 3.02m)*

Bedroom 3 *9'10" x 7'1" (3m x 2.16m)*

Bathroom *7'4" x 6'5" (2.24m x 1.96m)*





EPC Rating: B
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.

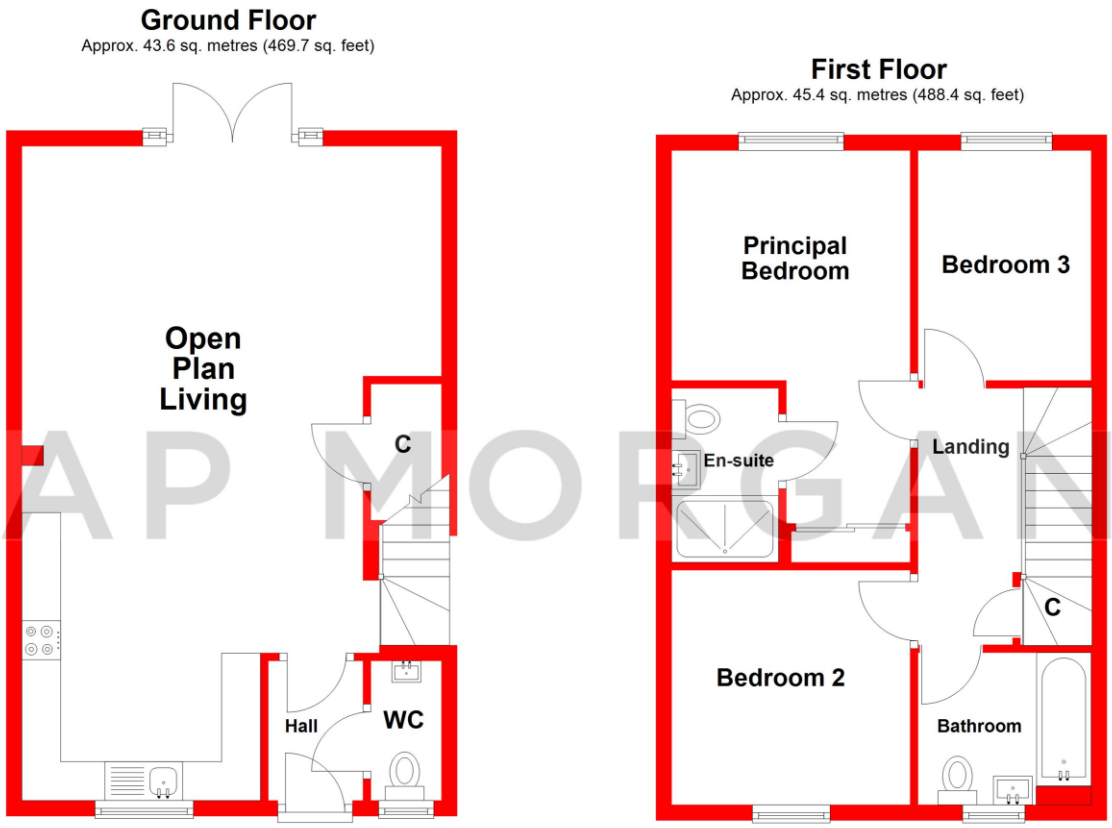
How can we help you?

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
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. 89.0 sq. metres (958.1 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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