

AP MORGAN



Lawnswood Avenue, Shirley, Solihull
Offers Over £525,000

Features:

- Extended Four Bedroom Semi-Detached Property
- Tudor Grange Catchment
- Large Open Plan Kitchen and Dining Area
- Separate Living Room with Garden Access
- Utility Room, Pantry and Ground Floor WC
- Principal Bedroom with Ensuite Shower Room
- Side Garage and Private Driveway Parking
- Large Well Maintained Rear Garden

Description:

Situated in a popular and convenient location is this well loved and maintained family home since 2002. It is a well presented extended four bedroom semi-detached property, offering spacious and versatile accommodation ideal for family living. The home benefits from a side garage, multiple reception rooms and a generous layout throughout.

Approach

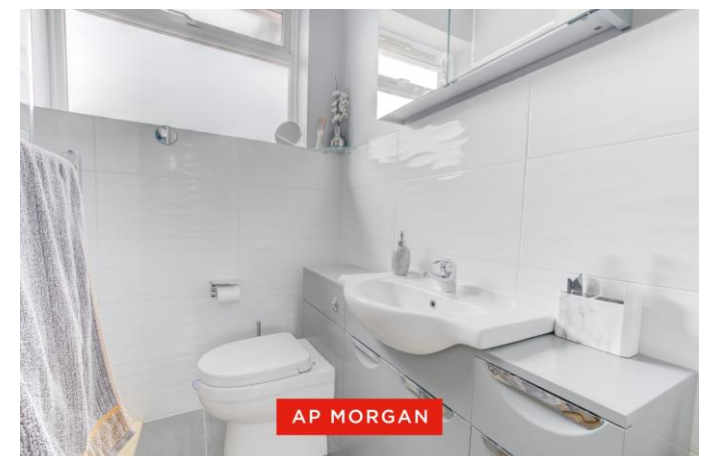
The property is approached via a spacious private driveway providing off-road parking for multiple vehicles and leading to the garage. An enclosed porch gives access into the welcoming entrance hall.

Accommodation

Once inside, the interior briefly comprises: an entrance hall with solid parquet flooring, stairs rising to the first floor, a front dining room with bay window, and a spacious living room to the rear with access to the garden.

The extended kitchen provides ample wall and base units and opens into a dining area, creating a practical space for everyday living and entertaining. It also has an integrated dishwasher fridge/freezer, gas hob and oven. The ground floor also benefits from a useful utility room, pantry and WC, along with internal access to the garage.

To the first floor, the landing leads to four well-proportioned bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and an ensuite shower room. The other two larger bedrooms conveniently have fitted wardrobes. The remaining bedrooms are served by a family bathroom.



and a separate WC, providing added convenience for family living.

Outside

Moving outside, the property enjoys a well-maintained south-facing rear garden, ideal for outdoor seating, entertaining and family use. The patio is Indian Sand Stone. The spacious garage has electricity supply and lighting.

Location

The property is conveniently located close to a range of eateries, shops and local amenities. It is also well placed for access to transport links, making commuting to surrounding areas straightforward.

Details:

Porch

Hall

Dining Room 13'9" x 11'5" (4.2m x 3.48m)

Living Room 14'3" x 11'5" (4.34m x 3.48m)

Dining Area 8'11" x 7'11" (2.72m x 2.41m)

Kitchen 8'10" x 16'9" (2.7m x 5.1m)

Utility 11' x 7'9" (3.35m x 2.36m)

WC

Landing

Bedroom One 13'1" x 7'9" (4m x 2.36m)

En-suite

Bedroom Two 12' x 11'5" (3.66m x 3.48m)

Bedroom Three 13'6" x 11'5" (4.11m x 3.48m)

Bedroom Four 7'9" x 7'11" (2.36m x 2.41m)



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Property to sell?

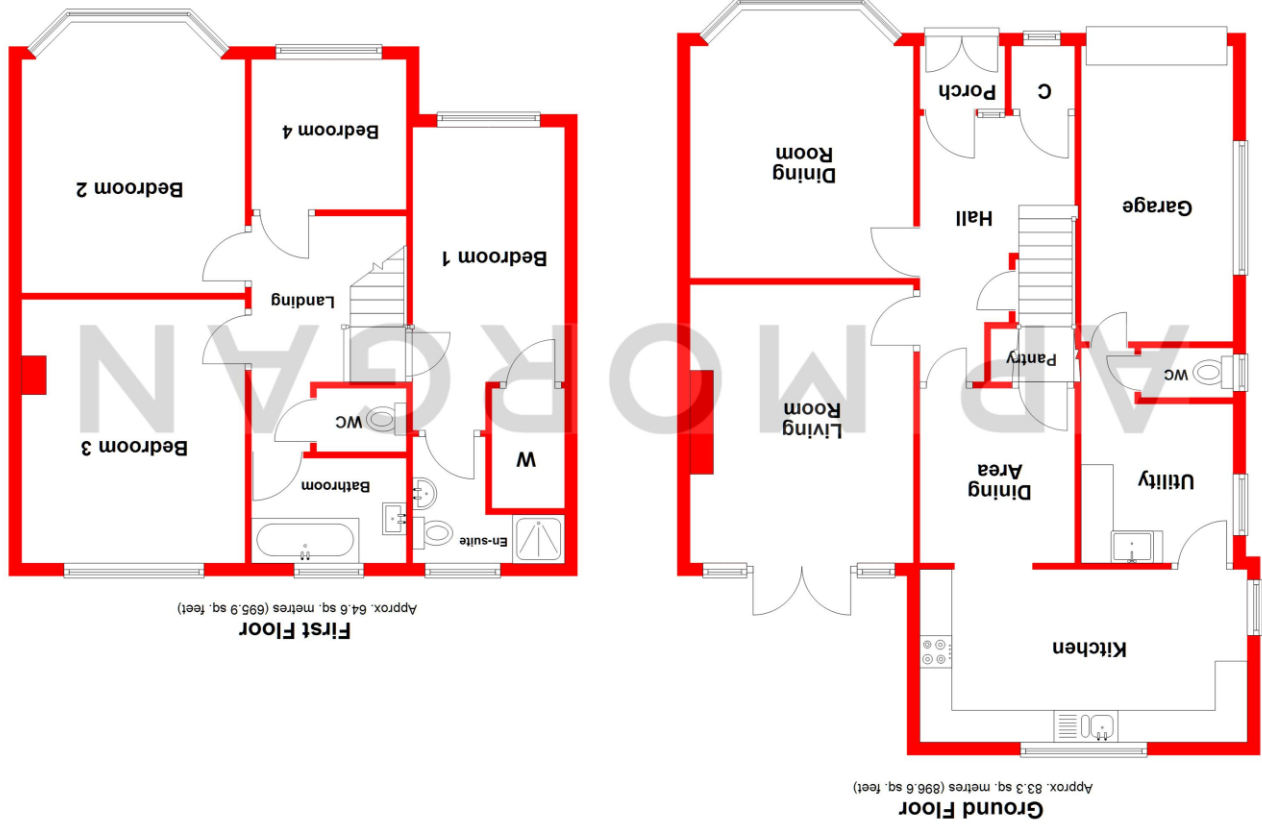
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