

**AP MORGAN**



**Shalford Road, Solihull, West Midlands**  
Asking Price £270,000



### Features:

- Popular Location
- Two Bedroom Semi Detached Home
- Private Off-Road Parking
- Great Condition Throughout
- Modern Style Kitchen/Diner with Bi-Fold Doors to Rear
- Catchment for Solihull Schools
- Close to Local Shops & Amenities
- Good Transport Links

### Description:

Situated in a popular and sought-after location, within the Tudor Grange and St Peter's school catchment, is this two-bedroom semi-detached home, presented in great condition throughout and ideal for first-time buyers, downsizers, or investors alike.

### Approach

The property is approached via a private driveway, providing convenient off-road parking and access to the front entrance.

### Accommodation

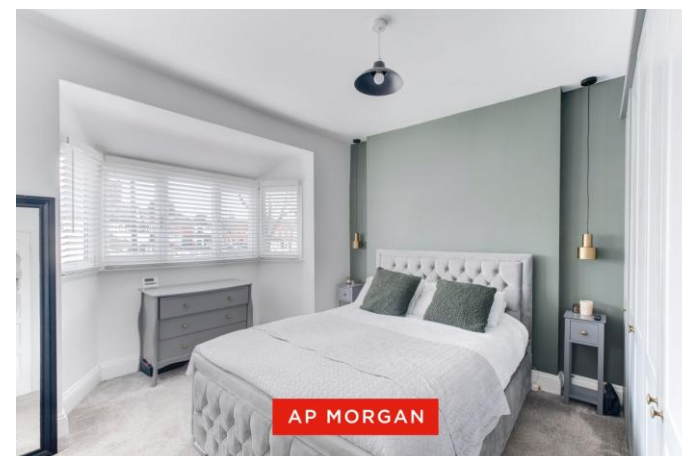
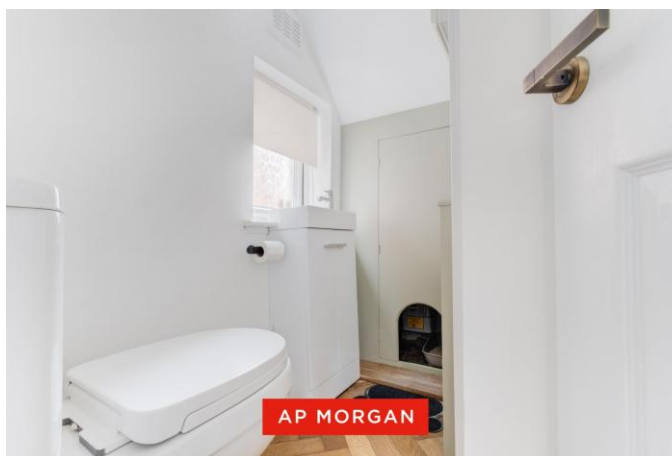
Once inside, the interior briefly comprises a welcoming entrance hall, a spacious lounge to the front, and a modern kitchen/diner to the rear, featuring bi-fold doors opening onto the decking area—perfect for entertaining and indoor-outdoor living. To the first floor are two well-proportioned bedrooms and a contemporary family bathroom.

### Outside

Moving outside, the property enjoys a low-maintenance rear garden with a decking area and an additional garden room, currently used as a bar, offering a versatile space suitable for entertaining, a home office, or gym.

### Location

The property occupies a central and convenient position, close to local shops, restaurants, and amenities, and is also ideally placed for excellent transport links, making it well suited for commuters.





**Details:**

**Hall**

**Lounge** 16' x 12' (4.88m x 3.66m) Both Max

**Kitchen/Diner** 15'3" x 7'11" (4.65m x 2.41m) Both Max

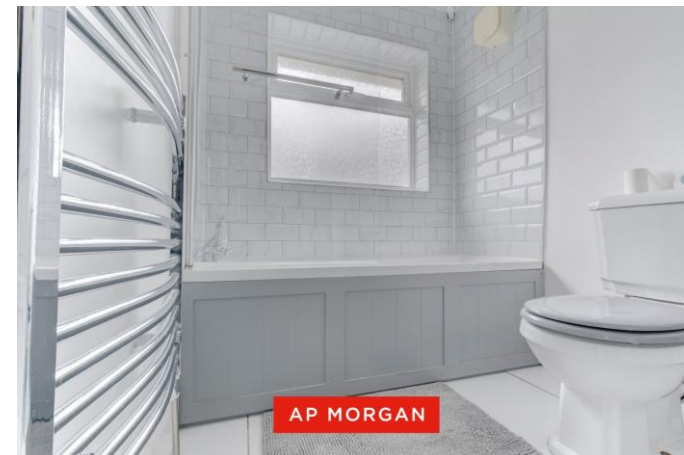
**WC** 5'3" x 3'2" (1.6m x 0.97m)

**Landing**

**Bedroom 1** 15'3" x 10'11" (4.65m x 3.33m) Both Max

**Bedroom 2** 10'11" x 9' (3.33m x 2.74m)

**Bathroom** 7'11" x 6' (2.41m x 1.83m)



**EPC Rating:** D

**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.

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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](http://www.wissermortgageadvice.co.uk)

Property to sell?

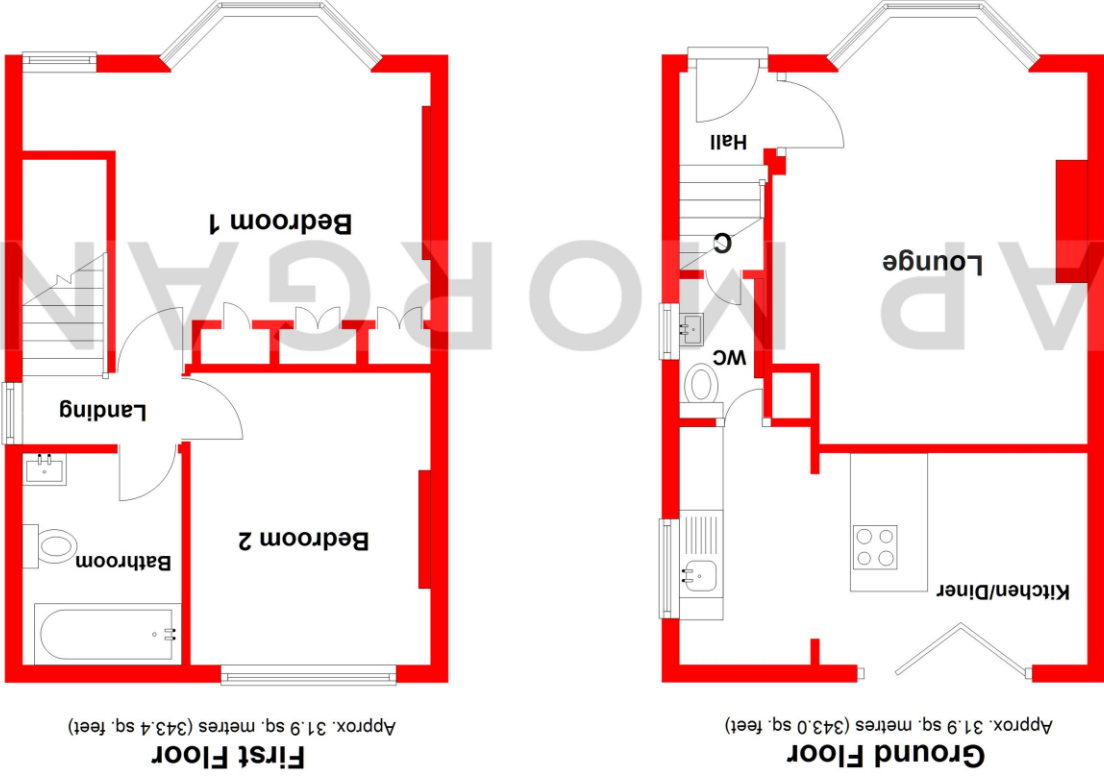
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Plan produced using PlanUp.

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