

**AP MORGAN**



**Shustoke Road, Solihull**  
Asking Price £200,000



### Features:

- Quiet & Peaceful Location
- First Floor Maisonette
- Two Double Bedrooms
- Fully Fitted Kitchen
- Well Maintained Garden
- Off Street Parking with Garage
- Within Solihull Schools Catchment
- Close to Local Shopping Centre, Hospital & Amenities

### Description:

Situated in a quiet and highly sought-after location in the heart of Solihull, this well-presented two-bedroom first floor corner plot maisonette offers spacious and light-filled accommodation, ideal for first-time buyers, downsizers, or investors alike.

### Approach

The property is approached via a generous fore garden, leading to a private entrance with stairs rising to the first-floor accommodation. The corner position provides an enhanced sense of privacy and outlook.

### Accommodation

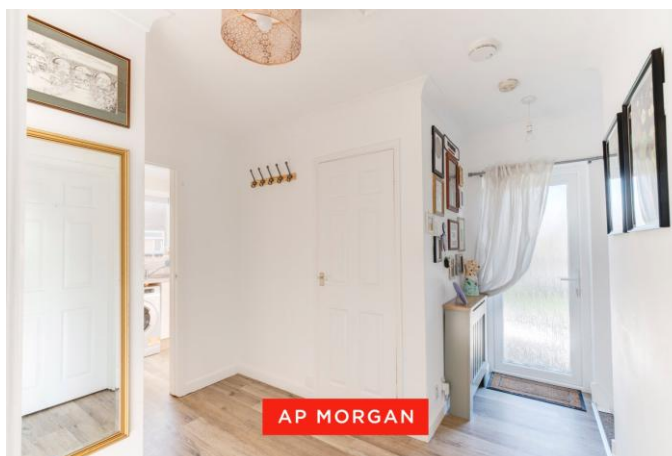
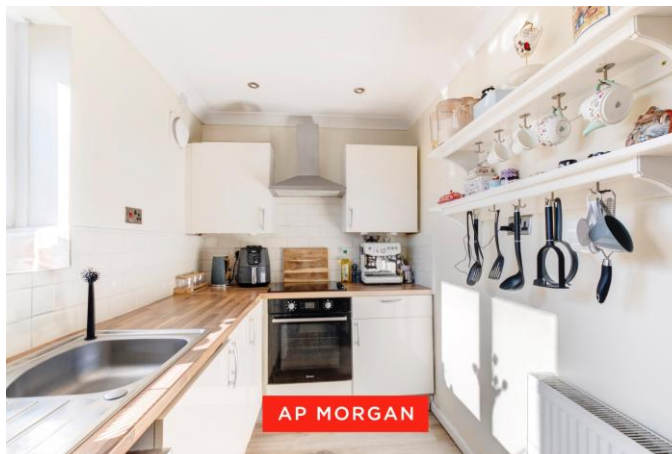
Once inside, the welcoming interior briefly comprises a spacious landing, a bright and airy living room, a well-appointed kitchen, two well-proportioned bedrooms, and a family bathroom. The layout offers a comfortable and practical flow, with ample storage throughout.

### Outside

Externally, the property benefits from a landscaped rear garden, providing a pleasant outdoor space to relax or entertain. There is also the added advantage of a garage located in a separate block, offering secure parking or additional storage.

### Location

Ideally positioned within close proximity to Solihull town centre, the property enjoys access to an excellent range of local amenities, shopping facilities, restaurants, and leisure options. It is also conveniently placed for public transport links and major motorway networks including the M42 and M40, making it well suited for commuters.





**Details:**

**Hall**

**Landing**

**Living Room** 11'7" x 13'1" (3.53m x 4m) Both Max

**Kitchen** 11' x 6'4" (3.35m x 1.93m)

**Bedroom 1** 13'1" x 9'11" (4m x 3.02m)

**Bedroom 2** 10'1" x 7' (3.07m x 2.13m)

**Bathroom** 5'10" x 5'7" (1.78m x 1.7m)

**Balcony** 5'11" x 1'11" (1.8m x 0.58m) Approx Measurement

**Garage (in block)** 6'7" x 9'10" (2m x 3m) Approx Size



**EPC Rating:** C

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** To be advised (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?

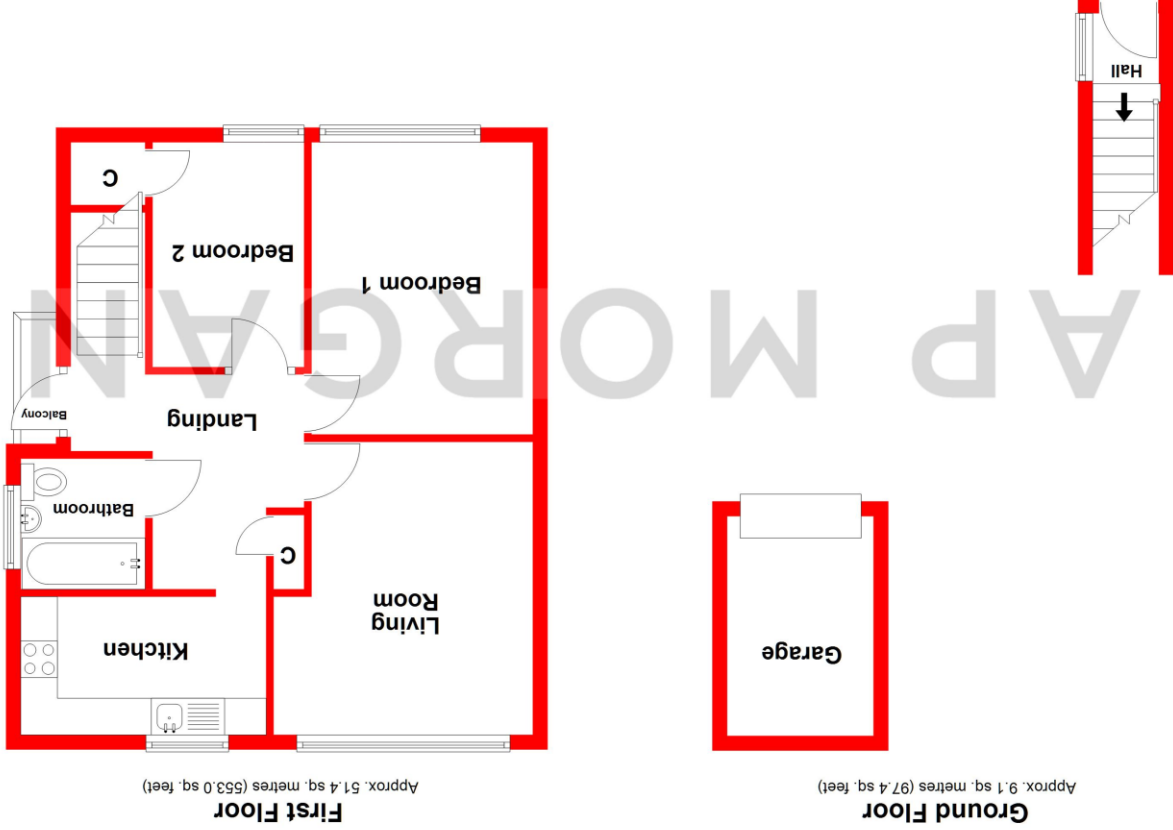
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Total area: approx. 60.4 sq. metres (650.4 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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