

AP MORGAN



Stratford Road, Shirley, Solihull
Guide Price £400,000

Features:

- GREAT Location!
- Three Bedroom Semi Detached Property
- Long Drive for Multiple Vehicles
- Kitchen/Breakfast Room
- Utility Area & Guest WC
- Principal Bedroom with Ensuite
- Refitted Bathroom
- Potential to Extend (subject to relevant planning)

Description:

Offered via the Modern Method of Auction through Brookvale Auctions.

Situated in a popular and well-connected location is this renovated and extended three-bedroom semi-detached property, offering generous and versatile living space. The home benefits from a newly fitted kitchen, a substantial side and rear extension, and provides an excellent opportunity for buyers to further enhance and add value.

Approach

The property is approached via a spacious private driveway providing ample off-road parking for multiple vehicles. The frontage offers a practical and welcoming approach to the home, with access leading to the main entrance.

Accommodation

Once inside, the interior briefly comprises: an entrance hall with stairs rising to the first floor, a spacious reception room to the front, and a large open plan living area to the rear incorporating the recently fitted kitchen. This impressive space provides ample room for dining and family living, with doors leading out to the garden. The ground floor further benefits from a useful utility room and a separate office space, ideal for home working.

To the first floor there are three well-proportioned bedrooms, including a generous principal bedroom with an ensuite shower room. The remaining bedrooms are served by a modern family bathroom accessed from the landing.

Outside

Moving outside, the property enjoys garden space to both the side and rear, offering excellent potential for landscaping and outdoor entertaining. The outdoor space complements the extended accommodation and provides flexibility for future improvement if desired.

Location

The property is conveniently located close to a range of shopping retail parks, local amenities and everyday conveniences. It is also ideally



placed for access to major transport links, making commuting and travel to surrounding areas straightforward.

Completion required within 56 days of draft contract issue (subject to mortgage, affordability and survey).

A non-refundable £8000 + VAT Reservation Fee is payable in addition to the purchase price and is included in Stamp Duty calculations.

Buyers must complete ID checks, provide proof of funds and carry out their own due diligence.

Subject to an undisclosed Reserve Price. Starting Bid and Reserve may change.

Referral Arrangements

Recommended third-party services are optional. Any referral fees will be disclosed upfront.

Details:

Hall

Guest WC

Open Plan Living 34'10" x 14'1" (10.62m x 4.3m) Both Max

Reception Room 25' x 12'10" (7.62m x 3.9m)

Utility Area 9'5" x 5'7" (2.87m x 1.7m)

Office 13' x 7'5" (3.96m x 2.26m) Both Max

Landing

Principal Bedroom 19'5" x 13' (5.92m x 3.96m) Both Max

Ensuite Shower Room 8'3" x 7' (2.51m x 2.13m)

Bedroom 2 12'5" x 12' (3.78m x 3.66m) Both Max

Bedroom 3 9'9" x 12' (2.97m x 3.66m) Both Max

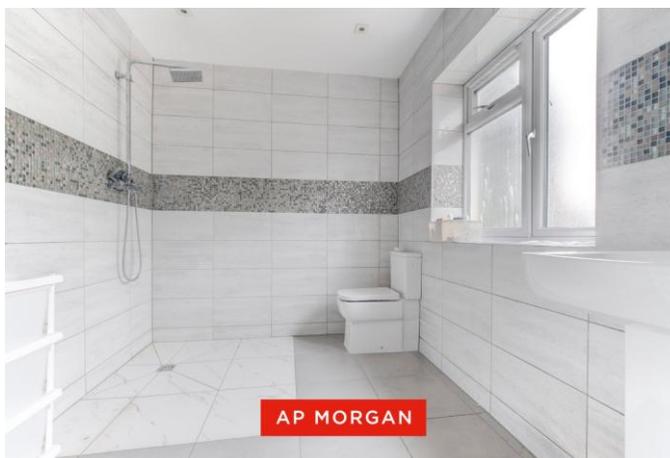
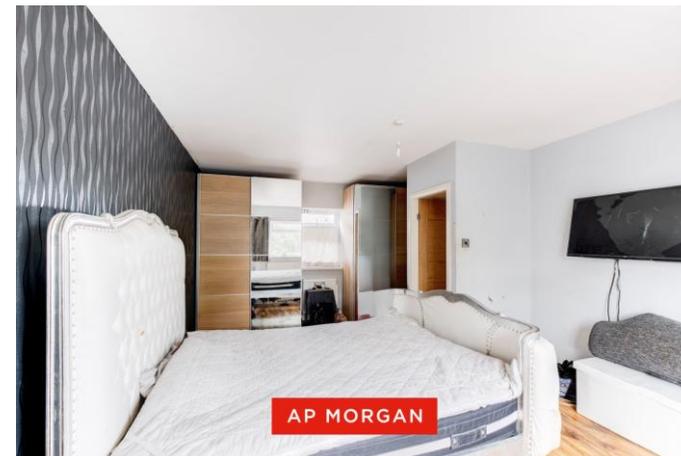
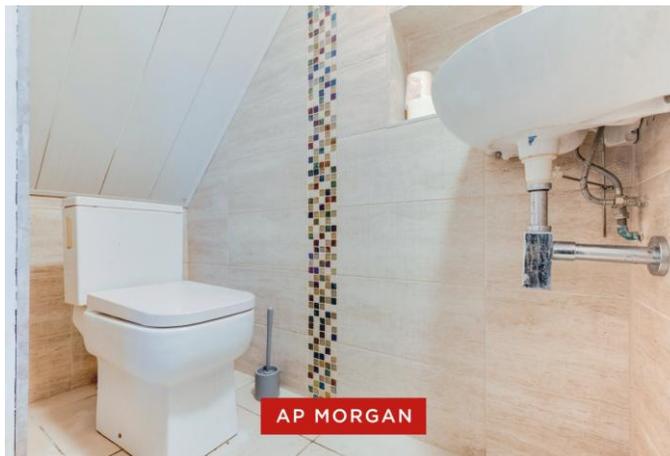
Bathroom 9'7" x 4'9" (2.92m x 1.45m)

EPC Rating: D

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 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?

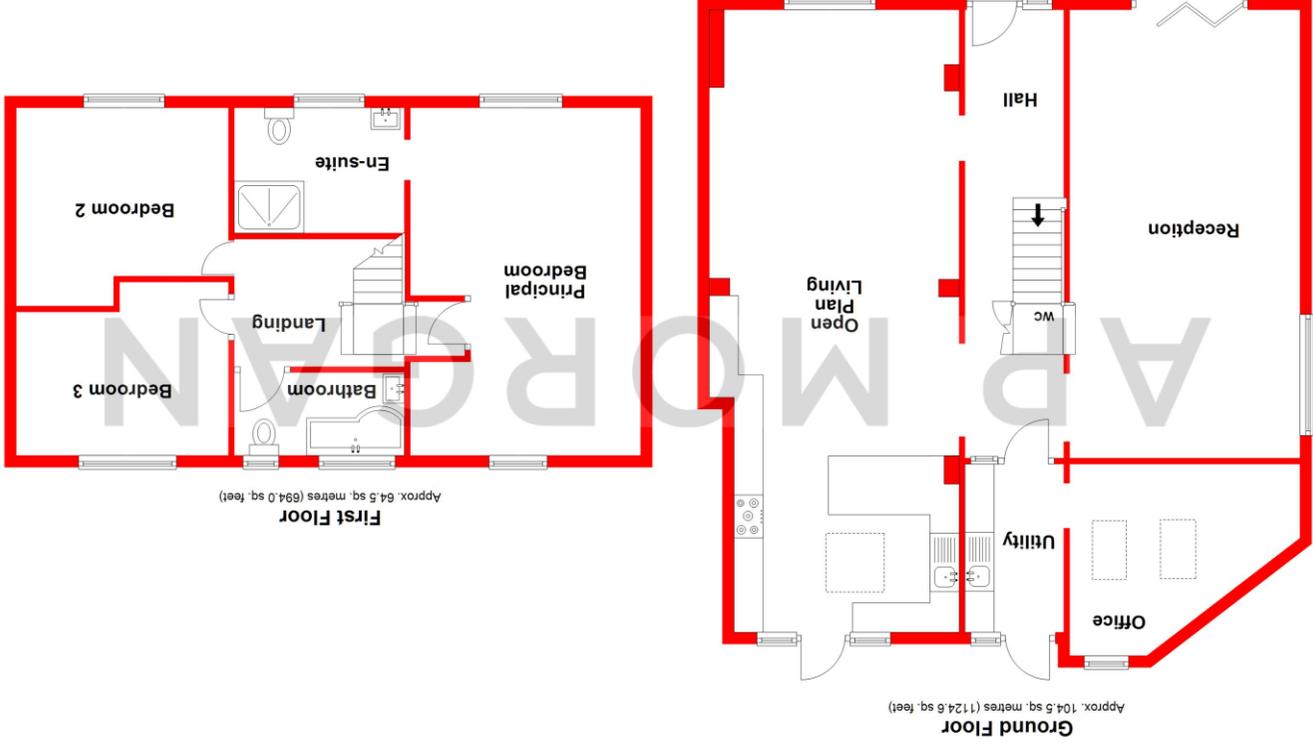
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £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. 168.9 sq. metres (1818.6 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 Planip.

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