



AP MORGAN

Birchy Close, Shirley, Solihull
Offers Over £750,000

Features:

- Detached Five Bedroom Family Home
- Four Bathrooms, Two En-suite
- Quiet, Semi-Rural Location
- Fully Fitted Kitchen with Bi-Fold Doors
- Detached Double Garage
- Additional Garden Workshop And Storage
- Beautifully Landscaped Rear Garden
- Approximately 2,610 Sq ft of Living Space

Description:

Quiet. Spacious. The kind of family home you settle into, not just move into.

Tucked away in a peaceful pocket of Shirley with semi-rural views out back, this detached five-bedroom home stretches across an impressive 2,610 sq ft. It's the sort of plot that gives a growing family room to breathe, with a double garage, a separate garden workshop, and a beautifully landscaped rear garden that's ready for long summer evenings. Inside, the layout flows from a fully fitted kitchen with bi-fold doors right through to a study, dining room, and generous lounge, so there's space for everyone to do their own thing.

We asked them what made them buy it...

"Honestly, it was the peace and quiet. You'd never guess how close we are to everything, but the moment you're home, it feels like a different world. We loved that we could still walk to the shops and get into Shirley or Solihull in minutes, but come home to something that feels properly semi-rural."

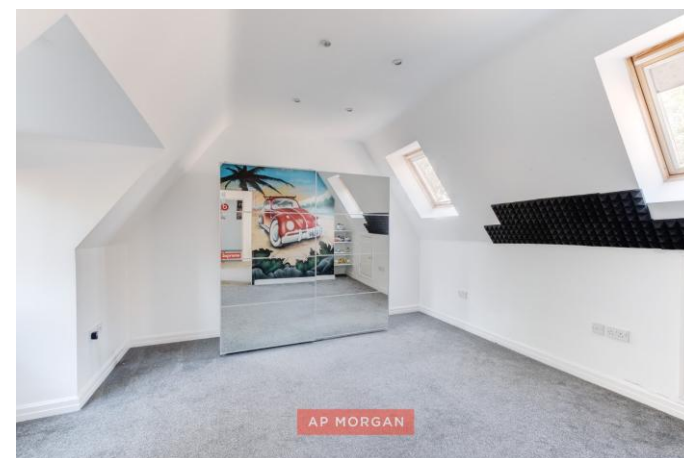
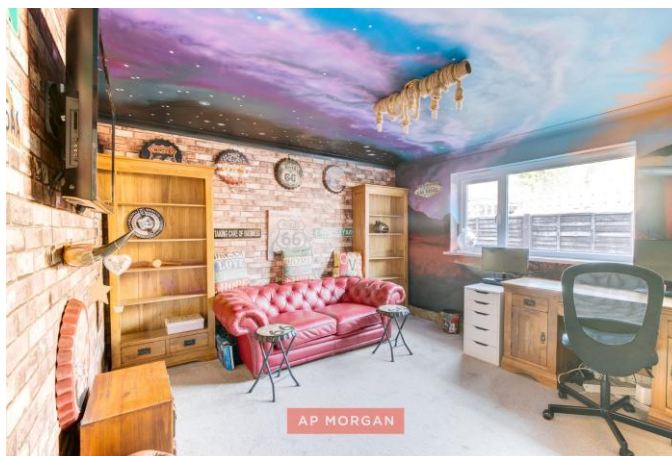
What about the house itself?

"We needed space, and this house just kept giving us more of it. The kitchen with the bi-fold doors became the heart of the house the moment we opened them up for the first summer barbecue. And the garage and workshop have been brilliant, whether that's storage, projects, or just somewhere to escape to."

Our agents say...

This is a proper family home, and it shows in every corner. Five bedrooms and four bathrooms, two of them en-suite, means there's genuinely no queuing for the shower on a school morning. The principal suite upstairs has its own dressing area and en-suite, so it feels like a proper retreat.

Downstairs, the study is perfect for working from home, while the utility room takes the laundry pile off your hands. And that double garage, plus the extra garden workshop, gives you the kind of flexible storage or hobby space that's hard to find.



Families will love the catchment for Dickens Heath Community Primary School and Light Hall Secondary, and commuters will appreciate being close to Whitlocks End train station and excellent road links. Add in easy access to both Shirley and Solihull shopping centres, and you've got a home that ticks every box.

This one is in great condition throughout and ready to move into. Fancy a look around? Get in touch with the AP Morgan team to arrange a viewing.

Details:

Hallway

Lounge 19'4" x 13'5" (5.9m x 4.1m)

Dining Room 14'9" x 8'10" (4.5m x 2.7m)

Kitchen/Diner 24'7" x 14'1" (7.5m x 4.3m)

Utility Room 9'2" x 7'10" (2.8m x 2.4m)

Study/Bedroom 5 13'1" x 11'10" (4m x 3.6m)

Bathroom 11'10" x 7'7" (3.6m x 2.3m) Both Max

Bedroom 4 11'10" x 9'2" (3.6m x 2.8m) Both Max

Ensuite

Landing

Principal Suite 19'8" x 16'1" (6m x 4.9m) Both Max

Ensuite 9'2" x 6'11" (2.8m x 2.1m)

Bedroom 2 15'1" x 13'1" (4.6m x 4m) Both Max

Bedroom 3 15'1" x 11'2" (4.6m x 3.4m) Both Max

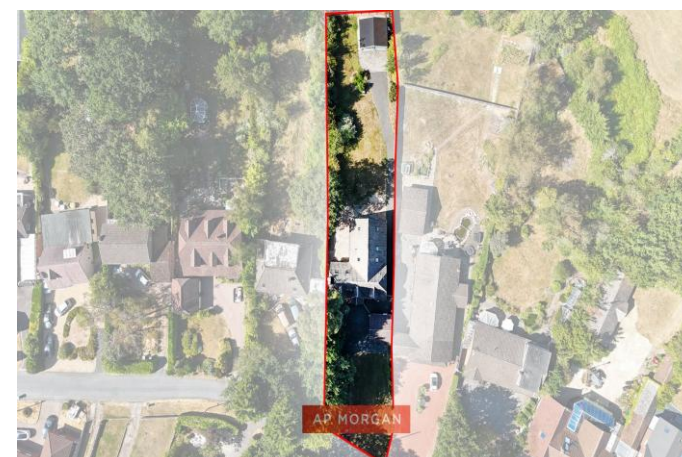
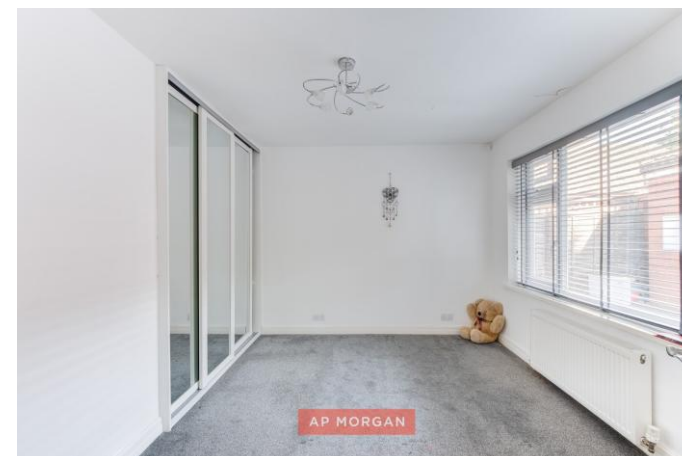
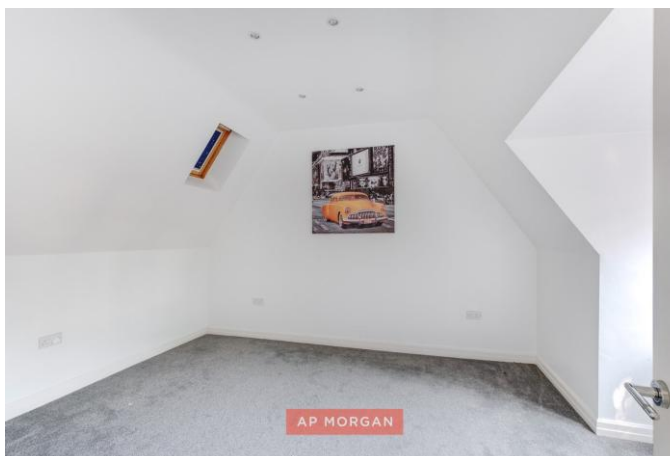
Bathroom 10'10" x 7'7" (3.3m x 2.3m)

EPC Rating: C

Council Tax Band: G (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 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.wissemortgageadvice.co.uk

Property to sell?

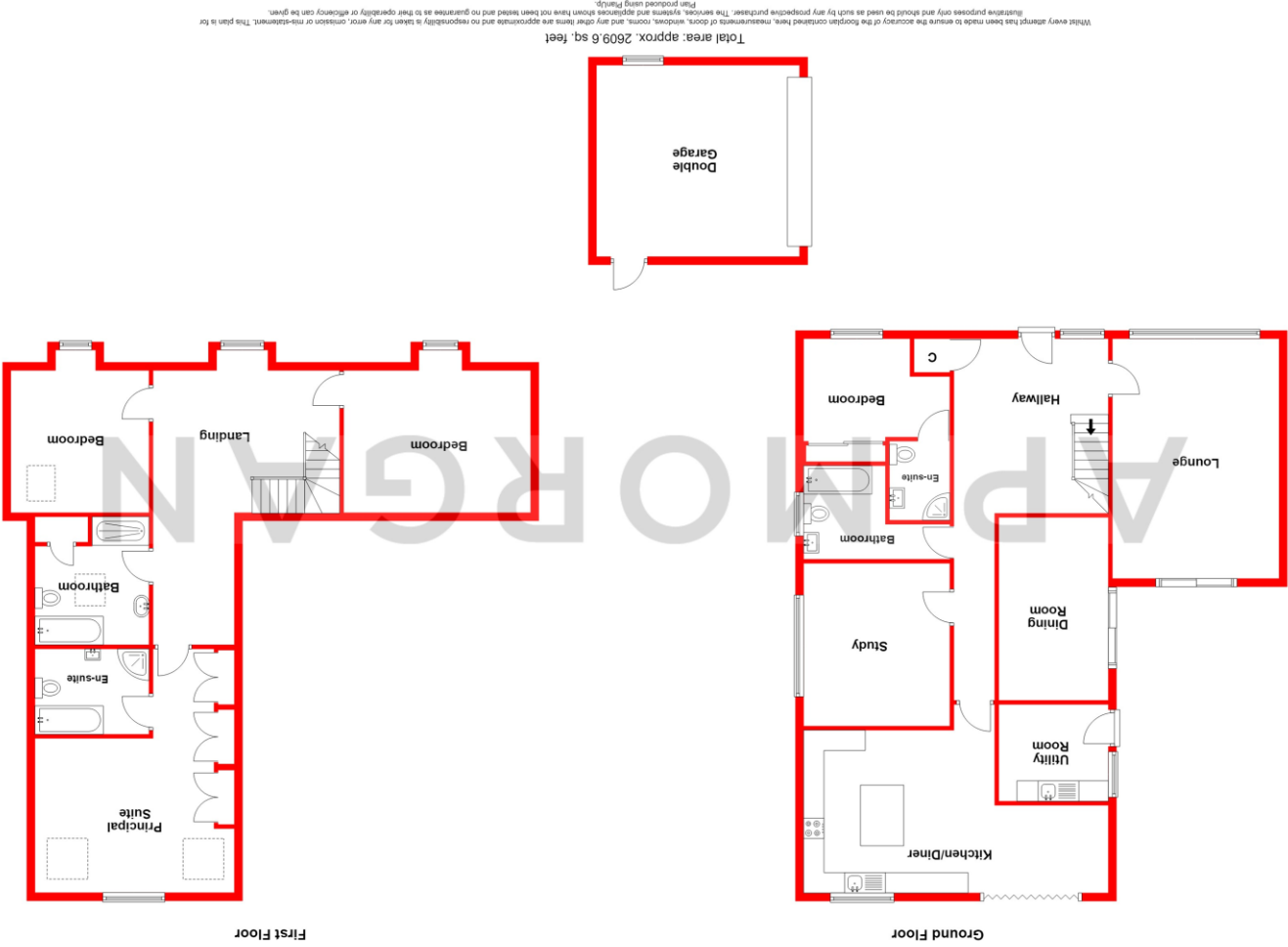
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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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.



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