

AP MORGAN



Shaftmoor Lane, Acocks Green
Asking Price £350,000

Features:

- Spacious Six-Bedroom End-Of-Terrace Home
- Accommodation Arranged Over Three Floors
- Separate Lounge and Dining Room
- Conservatory Overlooking the Rear Garden
- Fitted Kitchen
- Private Driveway Providing Off-Road Parking
- Large Landscaped Rear Garden
- Convenient Location Close to Amenities And Transport Links

Description:

Situated in a popular and convenient residential location, this spacious six-bedroom end-of-terrace home offers versatile accommodation arranged over three floors, making it an ideal purchase for growing families or those seeking generous living space. Benefitting from multiple reception areas, a conservatory, and a large landscaped rear garden, the property is well positioned close to local shops, eateries, amenities, schools, and excellent transport links.

Approach

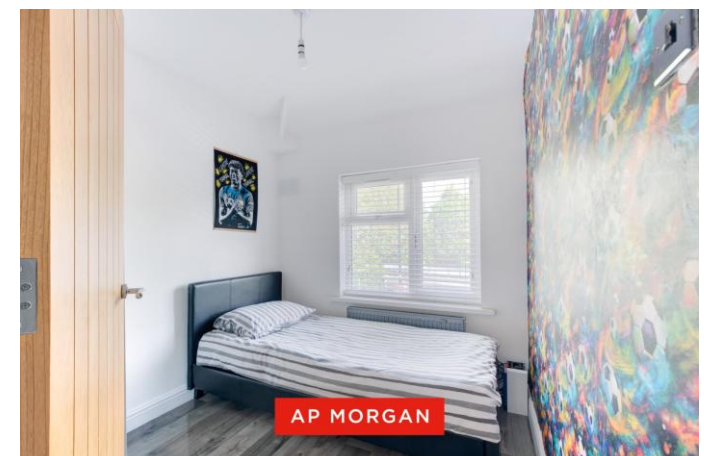
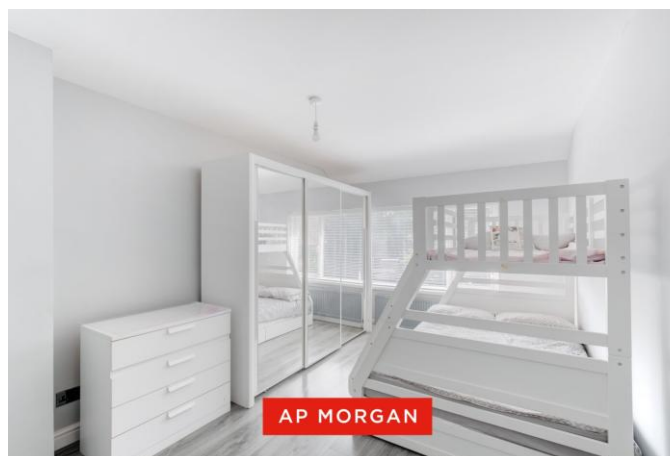
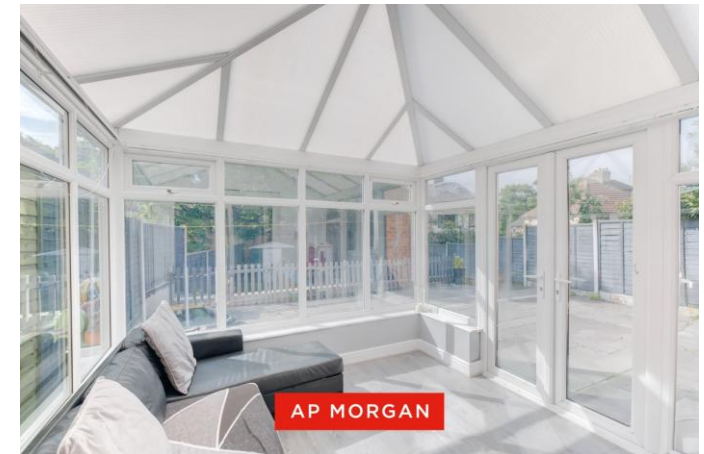
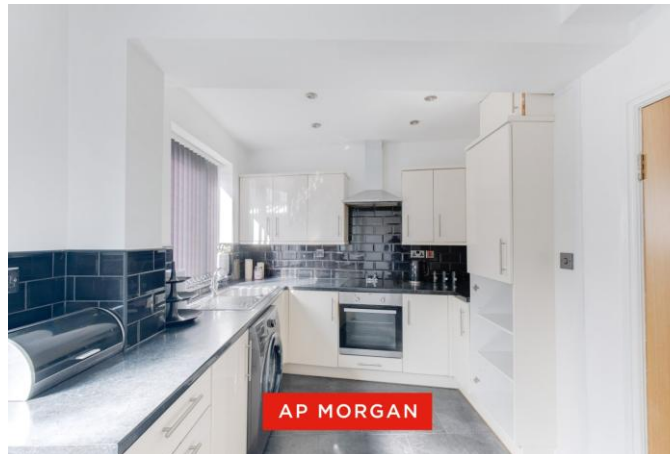
The property is approached via a private driveway providing off-road parking for multiple vehicles, with access leading to the front porch entrance.

Full Description

Once inside, the accommodation briefly comprises a welcoming hallway with useful storage and stairs rising to the upper floors. To the front of the property is a spacious lounge offering an excellent family reception space, while to the rear is a separate dining room providing ample room for entertaining and family dining. The fitted kitchen offers a range of wall and base units with work surface space and access through to the conservatory overlooking the rear garden.

To the first floor, the landing provides access to three well-proportioned bedrooms together with a family bathroom. Stairs rise to the second floor where there are three further bedrooms, offering flexible accommodation suitable for larger families, guests, or home working arrangements.

Moving outside, the property enjoys a large, well-maintained, and landscaped rear garden providing an excellent outdoor space for relaxing and entertaining, with a combination of lawned and patio areas.



Details:

Porch 6'9" x 2'9" (2.06m x 0.84m)

Hall

Lounge 14'8" x 10'10" (4.47m x 3.3m)

Dining Room 15'6" x 14'2" (4.72m x 4.32m) Both Max

Kitchen 13'10" x 8' (4.22m x 2.44m) Both Max

Conservatory 9'7" x 9'4" (2.92m x 2.84m)

First Floor Landing

Bedroom 1 15'1" x 10' (4.6m x 3.05m)

Bedroom 3 11' x 9'7" (3.35m x 2.92m)

Bedroom 5 7'10" x 7'6" (2.4m x 2.29m)

Bathroom 7' x 6'9" (2.13m x 2.06m)

2nd Floor Landing

Bedroom 2 14'6" x 8'1" (4.42m x 2.46m)

Bedroom 4 10'2" x 8'8" (3.1m x 2.64m)

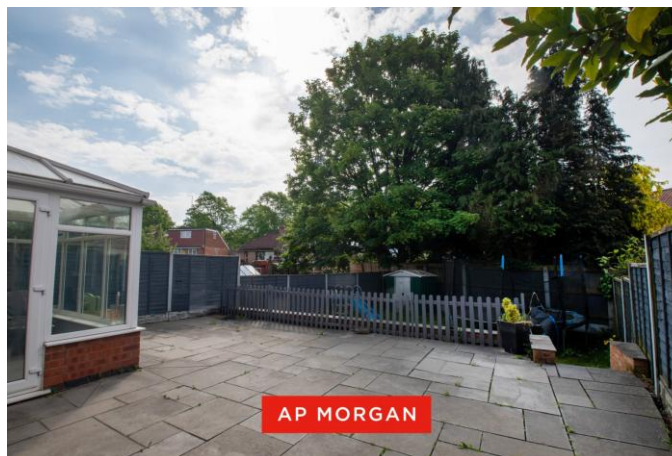
Bedroom 6 8'2" x 7'1" (2.5m x 2.16m)

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.



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?

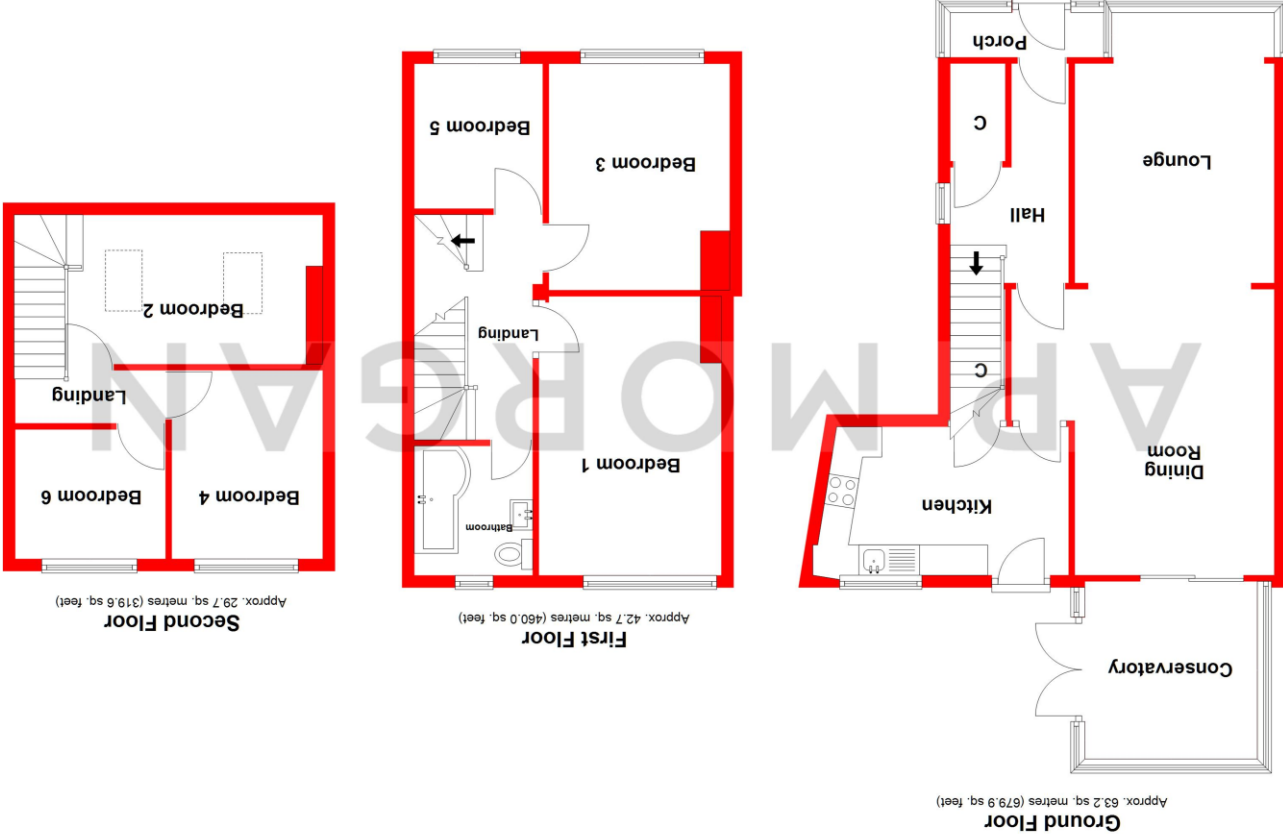
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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 Planlup.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.