

**AP MORGAN**



**Rouncil Close, Solihull**  
Asking Price £310,000

### Features:

- Immaculately Presented Three-bed End Terraced Home
- Spacious Living Room
- Fitted Kitchen/Breakfast Room
- Separate Utility Room
- Three Well-Proportioned Bedrooms & Family Bathroom
- Private Driveway & Additional Parking to the Rear
- Landscaped Rear Garden & Storage Room
- Close to Amenities, Transport & Good Schools

### Description:

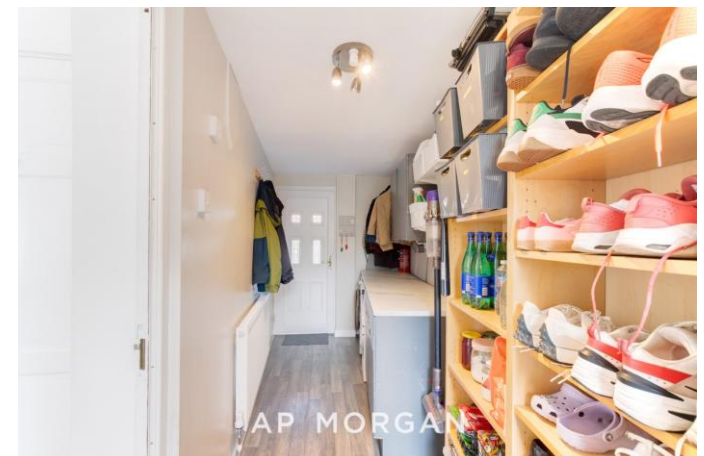
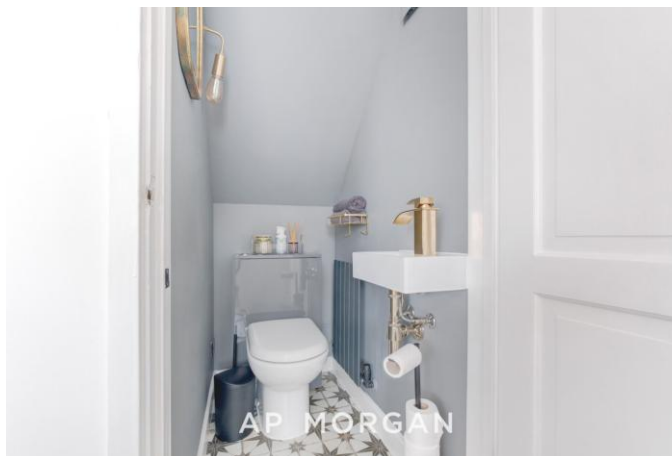
Situated in a popular area is this immaculately presented three-bedroom end terraced home with a spacious lounge, fitted kitchen and separate entrance utility room.

The property is approached via a private driveway, offering ample off-street parking (with additional parking to the rear of the home), and a welcoming approach to the front entrance.

Once inside the interior briefly comprises: a bright and inviting entrance hall, ideal for coats and storage, with access to all ground floor accommodation and a convenient downstairs WC.

The generously proportioned living room is a wonderful open space, perfect for relaxing or entertaining, with plenty of room for comfortable seating and furniture. Towards the rear, you will find the well-appointed kitchen/breakfast room, fitted with a range of modern wall and base units, work surfaces, and space for appliances, creating a practical and sociable space for cooking and dining. A particularly useful feature is the separate utility room, providing additional storage, housing for white goods, and an extra point of access to the outside.

To the first floor, the landing leads to three well-sized bedrooms; two generous double bedrooms and a comfortable single bedroom, all filled with natural light and offering flexible space for family or guests. Completing the upper level is the family bathroom, fitted with a modern white suite comprising a bath, wash hand basin, and WC, finished to a high standard.



Moving outside the property enjoys a well-maintained landscaped rear garden, designed for both enjoyment and practicality, featuring laid lawn, patio areas ideal for al fresco dining, and established borders. There is also a useful multi-purpose storage room, perfect for housing tools, bikes, or garden equipment.

The property is ideally positioned, being close to local eateries, shops, and everyday amenities. It also benefits from being conveniently placed to easily access excellent transport links and lies within the catchment area for highly regarded Solihull schools, making this an ideal choice for families and commuters alike.

**Details:**

**Hall**

**Living Room** 15'2" x 12'2" (4.62m x 3.7m) Both Max

**Kitchen/Breakfast Room** 15'2" x 10'7" (4.62m x 3.23m)

**Utility Room** 21' x 5'10" (6.4m x 1.78m) Both Max

**Downstairs WC**

**Landing**

**Bedroom 1** 14'9" x 8'4" (4.5m x 2.54m)

**Bedroom 2** 13' x 8'4" (3.96m x 2.54m)

**Bedroom 3** 10' x 6'6" (3.05m x 1.98m)

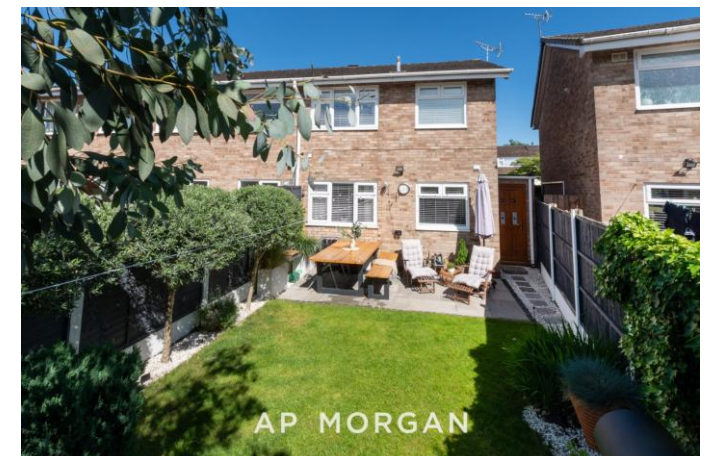
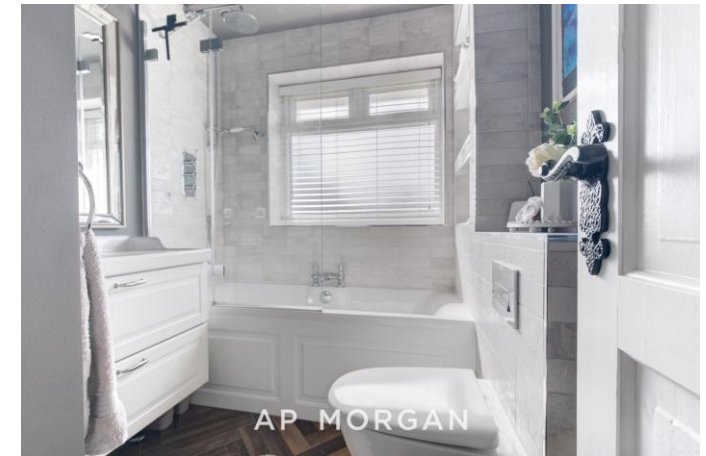
**Bathroom** 7'10" x 6'6" (2.4m x 1.98m) Both Max

**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**



## 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](http://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.

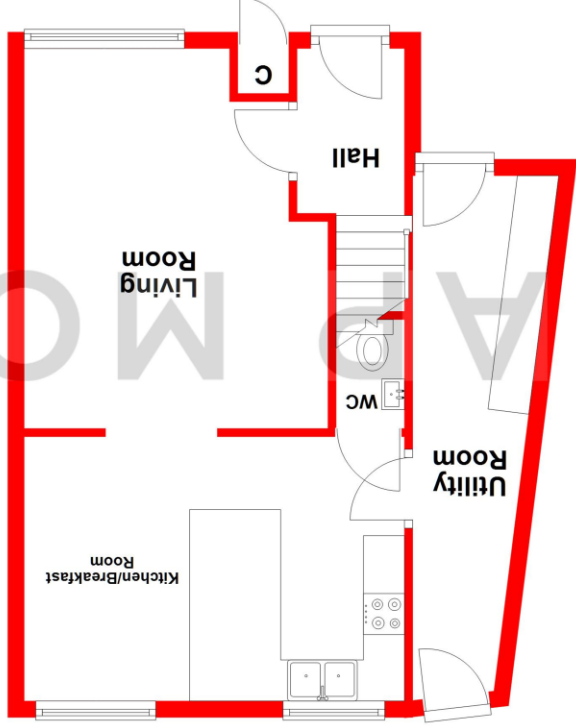
### Need a solicitor?

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.

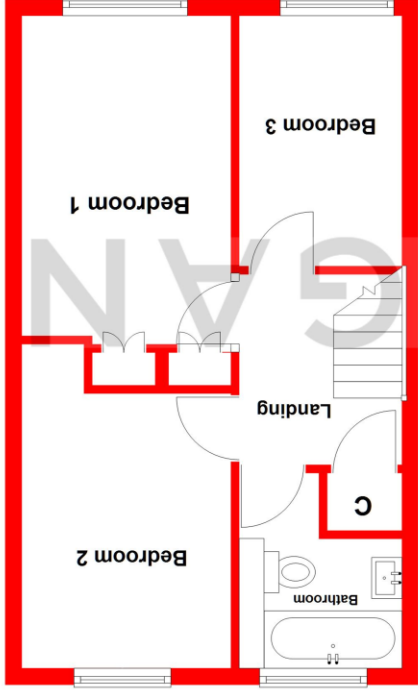
### Identity Checks

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.

**Ground Floor**  
Approx. 46.2 sq. metres (497.6 sq. feet)



**First Floor**  
Approx. 37.0 sq. metres (398.5 sq. feet)



Total area: approx. 83.2 sq. metres (896.1 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.

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.