

**AP MORGAN**



**Limbrick Close, Shirley**

Offers in the region of £350,000

### Features:

- Two Bedroom Detached Home
- Well Presented Throughout
- Spacious Living Room with Bay Window
- Generous Kitchen/Dining Room
- Downstairs WC
- Detached Garage
- Large Private Driveway Providing Ample Parking
- Landscaped Private Rear Garden with Patio Area

### Description:

Situated in a popular residential area is this well-presented two-bedroom detached home, offering spacious and practical accommodation throughout.

Benefiting from a generous living room, an impressive kitchen/dining room, detached garage and a beautifully maintained rear garden, this attractive property is ideal for first-time buyers, downsizers and those seeking a home ready to move straight into. Conveniently positioned close to local amenities and transport links, the property combines comfort, convenience and excellent outdoor space.

### Approach

The property is approached via a large private driveway providing ample off-road parking and leading to a detached garage. A pathway leads to the front entrance door, opening into a welcoming hallway.

### Accommodation

Once inside, the interior briefly comprises: entrance hall, spacious living room with bay window and patio doors leading to the rear garden, inner hallway with useful storage cupboard, guest WC and hand wash basin, and a superb kitchen/dining room offering ample worktop and cupboard space together with room for family dining and entertaining.

To the first floor, a central landing gives access to two generous double bedrooms, both benefiting from fitted storage, together with a well-appointed family bathroom.



## Outside

Moving outside, the property enjoys a well-maintained landscaped rear garden with patio area, providing an excellent space for relaxing, outdoor dining and entertaining. The detached garage offers further storage or workshop potential. The property is conveniently located close to shops, eateries and everyday amenities, whilst also benefiting from easy access to transport links and nearby road networks.

## Details:

### Hall

**Living Room** 16'6" x 11'1" (5.03m x 3.38m) Both Max

**Kitchen/Dining Room** 16'6" x 9'9" (5.03m x 2.97m) Both Max

### Inner Hall

**Downstairs WC** 5'1" x 2'7" (1.55m x 0.79m)

### Landing

**Bedroom 1** 12'1" x 11'1" (3.68m x 3.38m)

**Bedroom 2** 12'1" x 9'9" (3.68m x 2.97m)

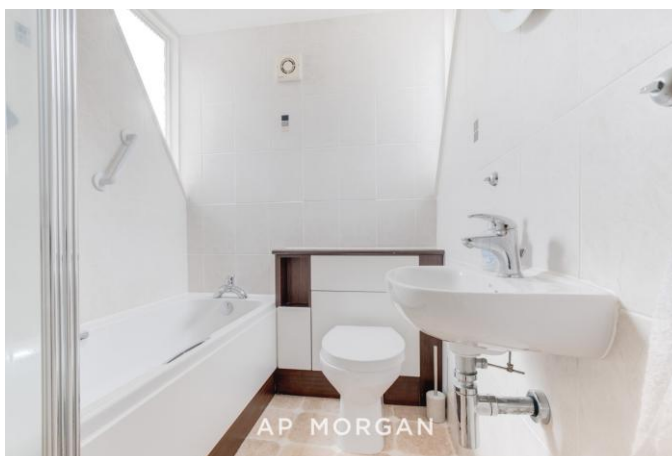
**Bathroom** 12' x 5'7" (3.66m x 1.7m) Both Max

**EPC Rating:** To be confirmed

**Council Tax Band:** D (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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

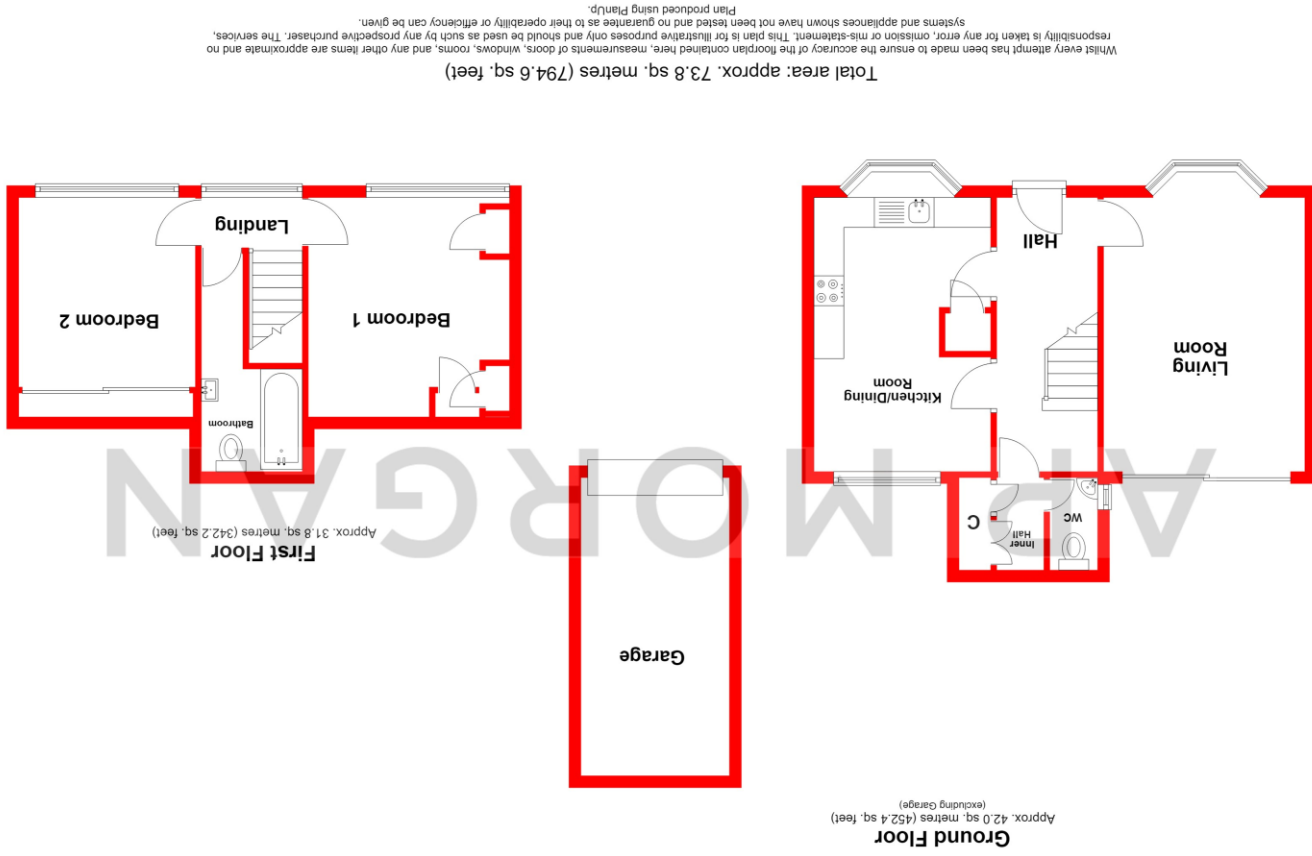
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### Need a solicitor?

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