

AP MORGAN



Shirley Road, Acocks Green
Offers in the region of £250,000

Features:

- Extended Three Bedroom Mid Terraced Family Home
- Spacious Through Lounge and Dining Area
- Extended Fitted Kitchen with Ample Storage Space
- Guest WC to the Ground Floor
- Three Well-Proportioned Bedrooms
- Modern Family Bathroom to the First Floor
- Landscaped Rear Garden with Useful Storage Room
- Private Driveway and Excellent Access to Local Amenities and Transport Links

Description:

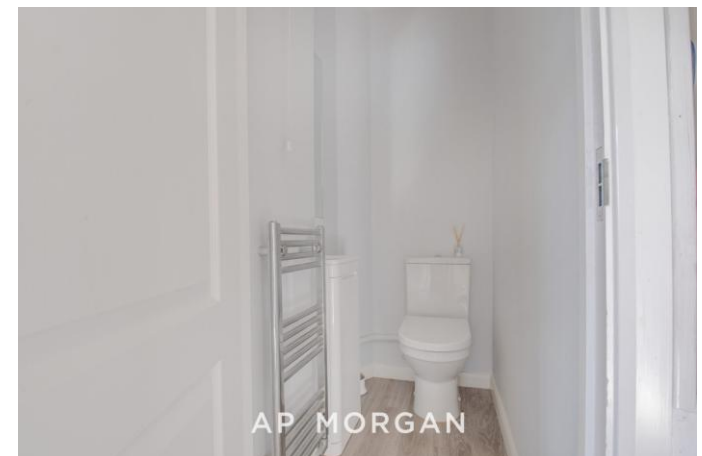
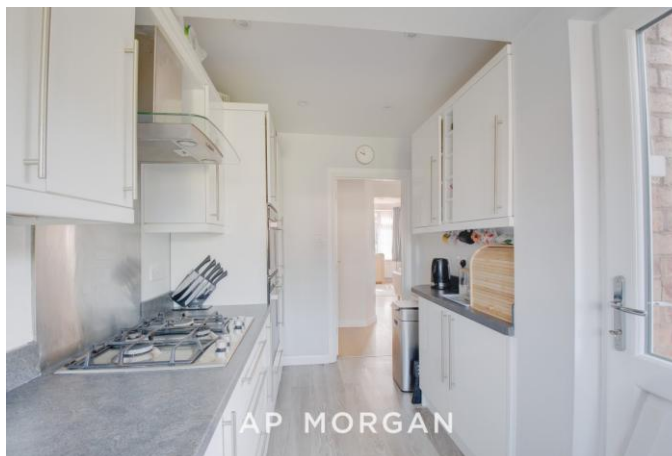
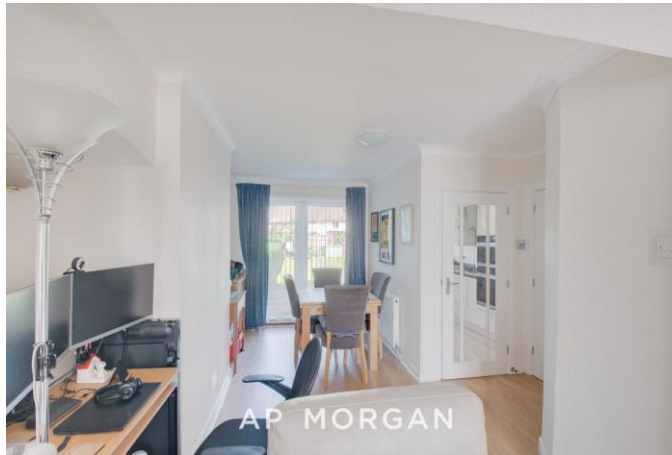
Situated on a popular road is this extended three-bedroom mid terraced home with a spacious through lounge/dining room and extended fitted kitchen.

The property is approached via a private driveway, providing off-street parking and easy access to the front entrance.

Once inside, the interior briefly comprises: a welcoming entrance hall with storage space and a convenient downstairs WC. The generous through lounge/dining area runs the depth of the home, creating a bright and versatile living space with ample room for both relaxing and dining. Leading from here is the extended fitted kitchen, thoughtfully designed with a range of wall and base units, work surfaces, and space for appliances, making it both practical and ideal for everyday use.

To the first floor, there are three well-proportioned bedrooms – two good-sized doubles and a comfortable single – all offering plenty of space for furniture and natural light. Completing the upper floor is the brand new family bathroom, fitted with a modern suite including a bath, wash hand basin, and WC.

Moving outside, the property enjoys a well-maintained landscaped rear garden, laid mainly to lawn with established planting and paved areas perfect for outdoor dining and entertaining. There is also a useful multi-purpose storage room, ideal for tools, bikes, or general storage.



The property is ideally located close to local eateries, shops, and everyday amenities, while also being conveniently placed to access excellent transport links, making it perfect for commuters and families alike.

Details:

Hall

Lounge Area 11'11" x 11'11" (3.63m x 3.63m) Both Max

Dining Area 14'7" x 11'11" (4.45m x 3.63m) Both Max

Kitchen 13'10" x 6'9" (4.22m x 2.06m) Both Max

WC

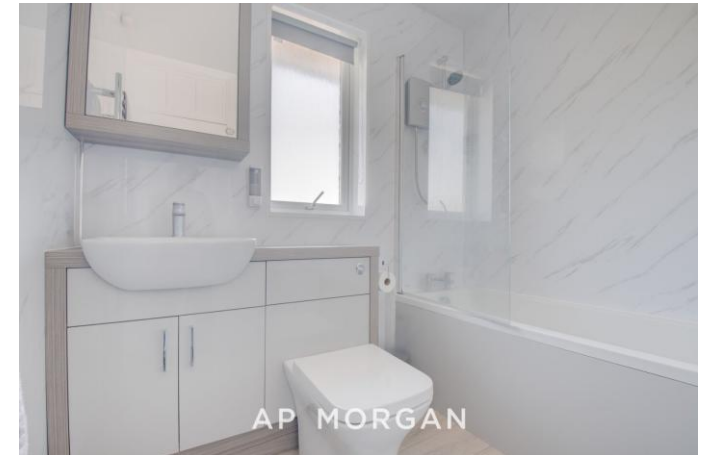
Landing

Bedroom 1 12'11" x 9'6" (3.94m x 2.9m)

Bedroom 2 13'1" x 9'6" (4m x 2.9m)

Bedroom 3 9'1" x 7'3" (2.77m x 2.2m)

Bathroom 7'3" x 6'6" (2.2m x 1.98m)



EPC Rating: To be confirmed

Council Tax Band: A (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?

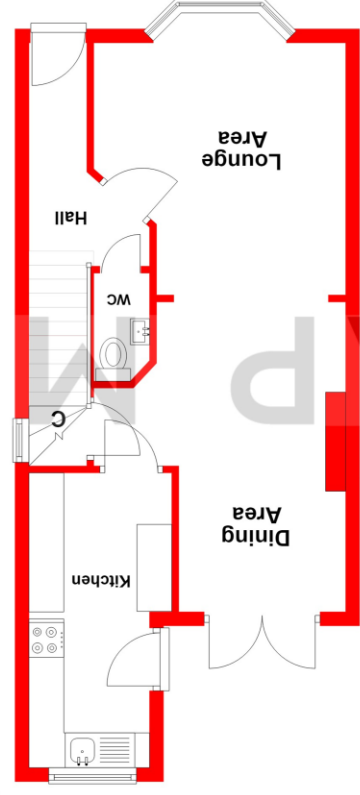
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.



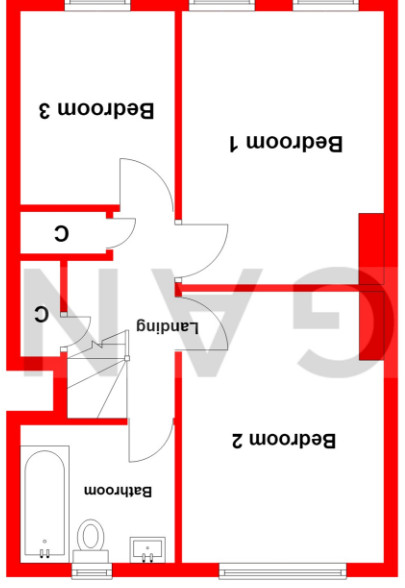
Ground Floor
Approx. 41.2 sq. metres (444.0 sq. feet)



Total area: approx. 82.2 sq. metres (884.7 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.

First Floor
Approx. 40.9 sq. metres (440.7 sq. feet)



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