

AP MORGAN



Berkeley Road, Shirley
Asking Price £335,000

Features:

- Quiet Residential Road
- Semi Detached Three Bedroom House
- Generous Front and Rear Gardens
- Bay Window in Living Room & Main Bedroom
- Two Reception Rooms
- Family Bathroom
- Off-Street Parking for Two Cars
- Close to Local Shopping & Amenities

Description:

An excellent opportunity to purchase this three-bedroom semi-detached house situated in Shirley, Solihull, in a prime location for transport, amenities and schooling. It has been thoughtfully refurbished to a great standard.

On the ground floor, you are greeted by a porch leading into a central hallway. The living room to the left is spacious and benefits from abundant daylight thanks to the large bay window. Adjacent to the living room is a dining room with plenty of versatility. There is a French door out to the garden. The kitchen, also with door to the garden, has been freshly refitted for a modern design to suit contemporary living.

The first-floor houses three bedrooms and a family bathroom: Bedroom one and bedroom two are generously sized, while Bedroom three is a single room, also ideal for alternative use as a home office or nursery. The family bathroom currently offers a three-piece bathroom suite provides ample space and light.

The rear garden is generous but easy to maintain with established planting and provides both patio and lawn areas to enjoy the outdoors. A gate to the side, offers access to the front. The front garden is well looked after and benefits from a well-sized driveway for off-street parking.



Details:

Porch

Hall

Living Room 13'7" x 3.33 (4.14m x 3.33) Both Max

Dining Room 11'1" x 3.33 (3.38m x 3.33)

Kitchen 7'5" x 5'6" (2.26m x 1.68m)

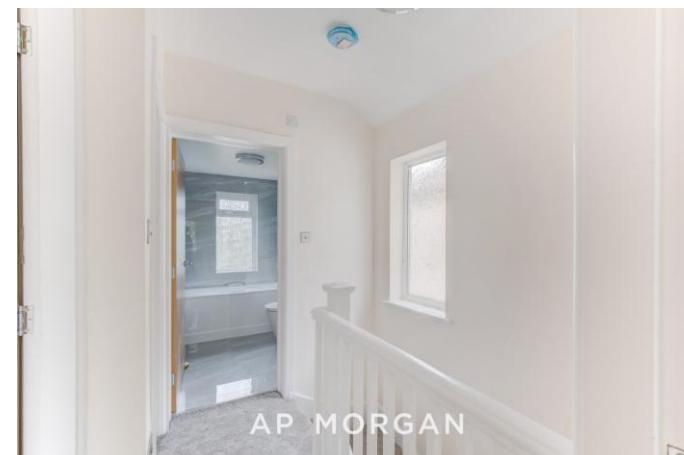
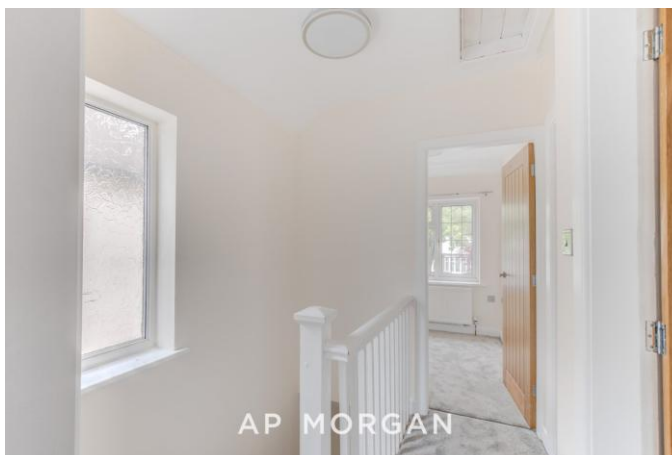
Landing

Bedroom 1 12'9" x 10'6" (3.89m x 3.2m) Both Max

Bedroom 2 11'11" x 10'11" (3.63m x 3.33m)

Bedroom 3 7'3" x 6' (2.2m x 1.83m)

Bathroom 7'3" x 5'3" (2.2m x 1.6m)

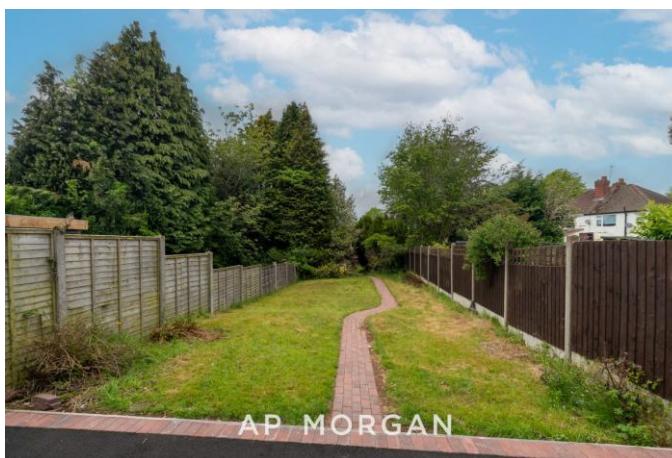


EPC Rating: D

Council Tax Band: (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.

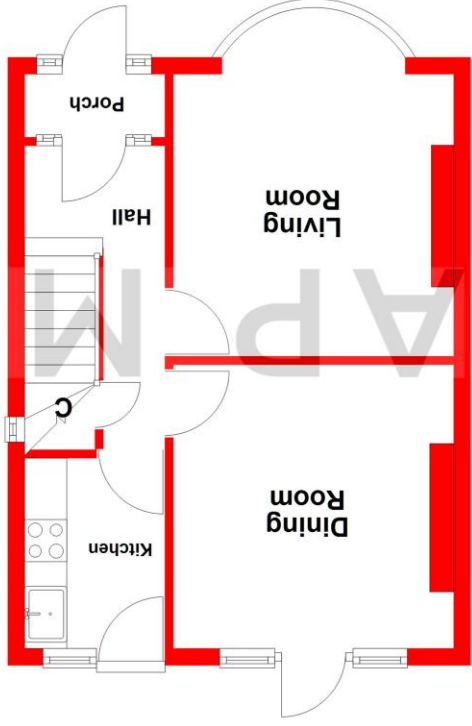
Need a solicitor?

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.

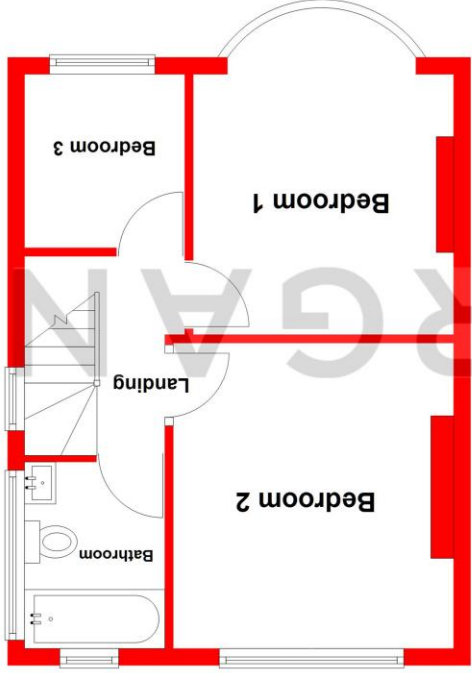
Identity Checks

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. 35.2 sq. metres (378.6 sq. feet)



First Floor
Approx. 36.1 sq. metres (389.0 sq. feet)



Total area: approx. 71.3 sq. metres (767.6 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 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 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.