

AP MORGAN



Shakespeare Road, Shirley

Asking Price £345,000

Features:

- Extended & Completely Refurbished
- Three Bedroom End-Terrace Family Home
- Private Driveway Parking
- No Upward Chain
- Spacious Lounge
- Extended & Re-Fitted Family Kitchen/Diner
- Re-Fitted Family Shower Room
- Rear Garage

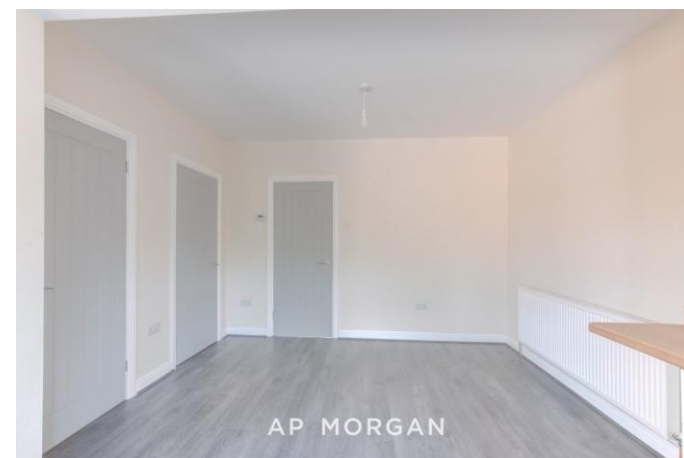
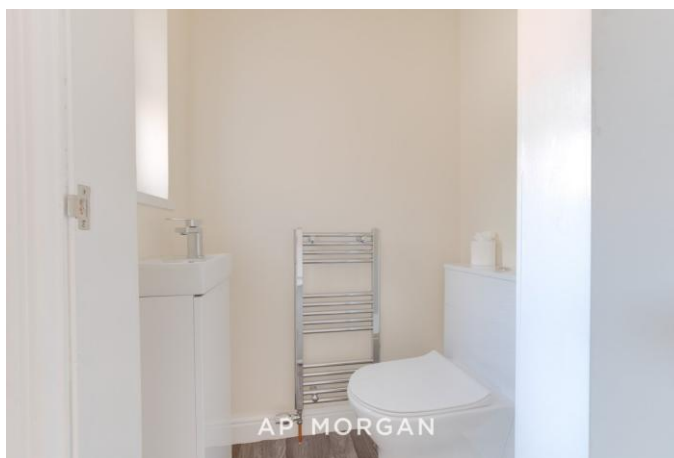
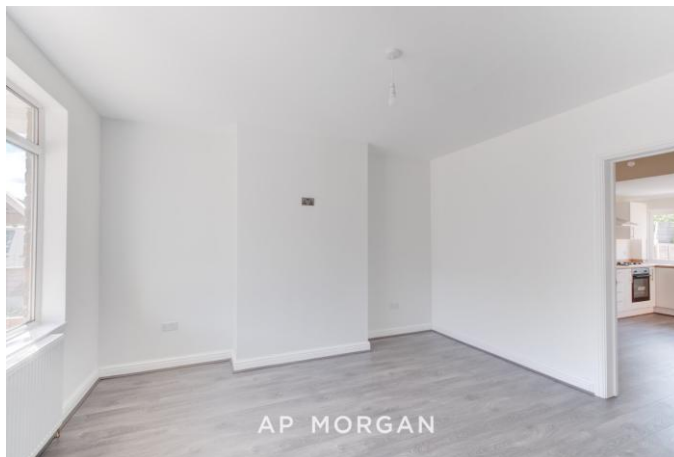
Description:

Situated in a popular location is this three-bedroom end of terraced home with a spacious lounge and fully fitted kitchen/diner. The property is approached via a private (soon to be freshly tarmacked) driveway providing off-street parking for multiple vehicles, leading to the main entrance and setting the tone for what lies within.

Once inside, the interior briefly comprises an entrance hall offering access to all ground floor accommodation and stairs rising to the first floor. The generous lounge is positioned to the front, a bright and welcoming space ideal for relaxing or entertaining, with ample room for a range of furniture arrangements. Towards the rear, the kitchen/diner is a fantastic open-plan space, fitted with a comprehensive range of modern units, worktops and integrated appliances, with plenty of space for dining and everyday living, making it the heart of the home. Completing the ground floor is a convenient WC, perfect for guests and everyday use.

On the first floor, you will find three well-proportioned bedrooms, offering versatile accommodation suitable for families, professionals or those looking for extra space for a home office or guest room. Bedroom One is a spacious main bedroom, Bedroom Two is a comfortable second bedroom, and Bedroom Three works perfectly as a third bedroom, study or nursery. The floor is served by a modern shower room, fitted with a walk-in shower, wash hand basin and WC, finished to a high standard.

Moving outside, the property enjoys a south/westerly facing landscaped rear garden, a wonderful feature that catches the sun throughout the day, the garden will be laid mainly to



lawn with established planting, patio areas ideal for al fresco dining, and well-maintained borders. There is also a detached rear garage, providing valuable storage, parking or workshop space, plus the added benefit of rear access, adding extra convenience and potential.

The location is equally impressive, being close to a wide range of eateries, shops and everyday amenities, putting everything you need within easy reach. It is also conveniently placed to easily access excellent transport links, including road and public transport routes, and sits within the catchment area for well-regarded local schools, making it ideal for growing families and commuters alike.

Details:

Porch

Hall

Lounge 13'1" x 11'6" (4m x 3.5m)

Kitchen/Diner 16'1" x 11'6" (4.9m x 3.5m)

Dounstairs WC

Landing

Bedroom 1 11'7" x 8'10" (3.53m x 2.7m)

Bedroom 2 10'10" x 8'10" (3.3m x 2.7m)

Bedroom 3 7'7" x 5'3" (2.3m x 1.6m)

Shower Room 7'10" x 5'3" (2.4m x 1.6m)

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.

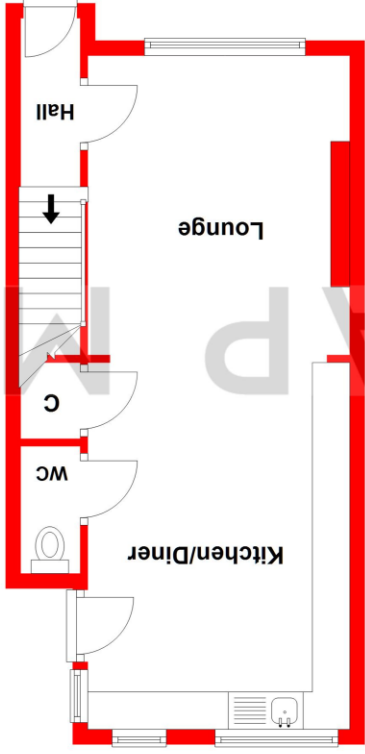
Need a solicitor?

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.

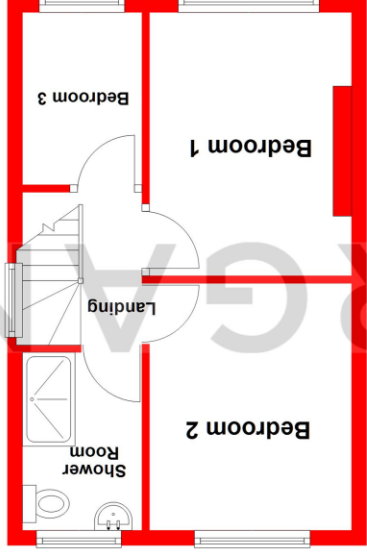
Identity Checks

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.

Ground Floor
Approx. 410.1 sq. feet



First Floor
Approx. 327.3 sq. feet



Total area: approx. 737.4 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.

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