

AP MORGAN



Micklehill Drive, Shirley, Solihull
Asking Price £550,000

Features:

- Four bedrooms, including a newly fitted en-suite to bedroom two
- Kitchen dining room with French doors onto the garden
- Separate family room, ideal as a snug or second reception space
- Generous L-shaped living room
- Ground floor study and shower room, plus utility area
- Quiet, no through road position
- Level, private rear garden with paved seating and decking
- Scope to extend above the carport, STPP, as seen elsewhere on the street

Description:

Shirley address. No through road. A family home with space to grow.

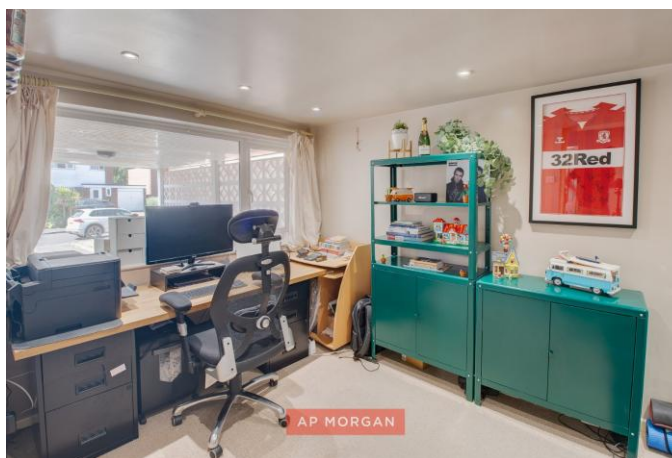
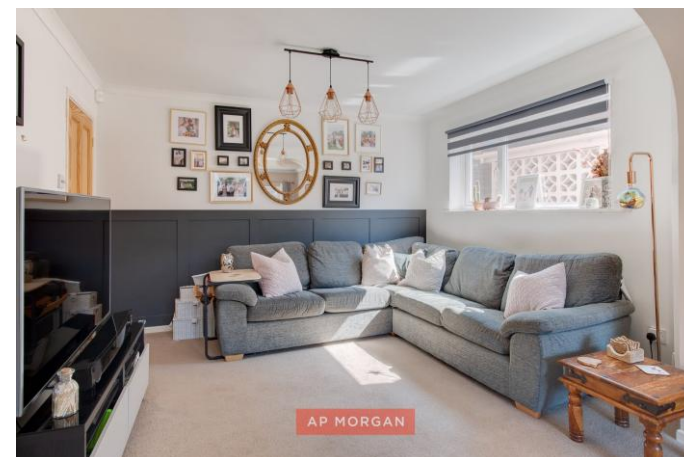
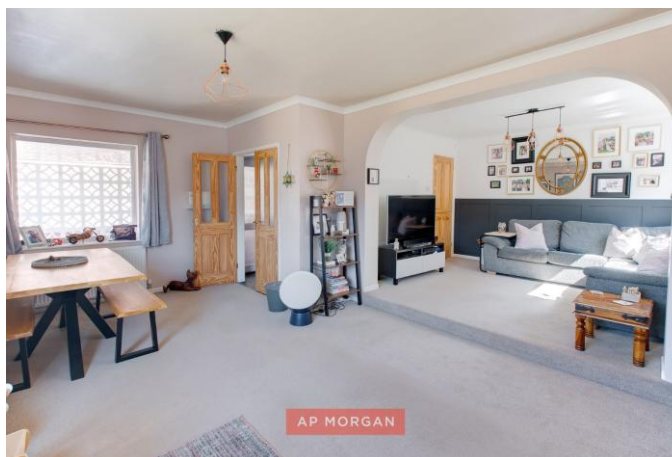
Set back behind a generous driveway and lawned frontage, complete with an electric car charging point, and a carport running over the front door, this detached home has been a versatile family base for its current owners and offers plenty of room to make it your own.

Step into a spacious entrance hall with space for a boot bench, an easy spot to land after school runs and dog walks. To the front, a generous study gives you a proper work-from-home space away from the main living areas. The living room is a good-sized L-shape, flexible enough to work as a dining and lounge space in one for growing families. A ground floor shower room sits close to a handy utility area with plumbing for a washing machine and space for a tumble dryer, useful for muddy boots and school kit.

The kitchen dining room is where this home really comes into its own, a great space for entertaining with a range of fitted units, a ceramic sink with drainer, and a double oven and dishwasher for family life at full pace. French doors open out to the garden, and the adjoining family room gives you a snug or reception space that flexes to however you need it.

Upstairs, all four bedrooms are good sizes. Bedroom two has the benefit of a newly fitted en-suite, and there's a generous family bathroom with both a bath and separate shower. A substantial boarded loft offers further potential.

Outside, the level rear garden is laid to a paved seating area leading to lawn with planted borders, plus a decked area positioned to catch the sun, ready for summer evenings or weekend barbecues.



Hive smart heating is fitted throughout, and there are outside sockets and side access for added convenience. For those looking ahead, there's scope to extend above the carport, subject to the usual planning permissions, as other homes on the street have already done.

Location-wise, you're within catchment for Woodlands Infant School and Light Hall School, both rated Good by Ofsted, and Hope Coppice's woodland and meadow trails are close by for dog walks or a change of scene at the weekend. Shirley station is under a mile away, with direct trains into Birmingham Moor Street, and the M42 puts the wider motorway network within easy reach.

A flexible, well-proportioned family home in a quiet setting, ready for its next chapter.

Contact us today to arrange your viewing!

Details:

Entrance Hall

Living Room 6.74 x 5.61 Both max

Kitchen/Dining Room 5.52 x 4.50 Max

Family Room 2.67 x 3.60

Ground Floor Shower Room 1.19 x 2.58

Study 3.54 x 2.41

First Floor Landing

Bedroom One 3.63 x 3.63

Bedroom Two 2.80 x 4.63

En-suite 2.00 x 1.33

Bedroom Three 2.85 x 3.04

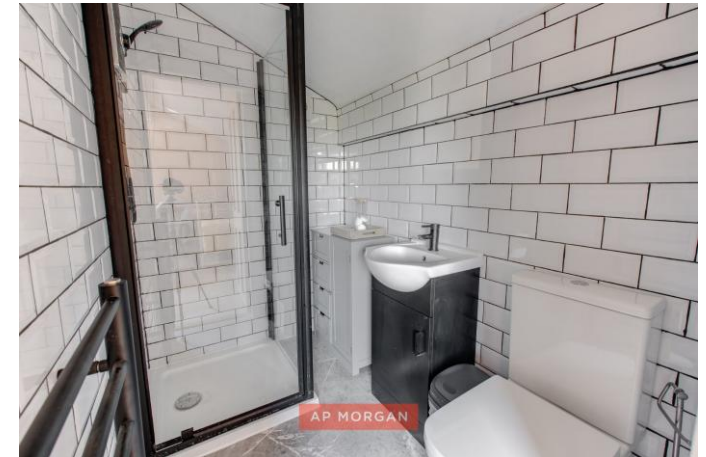
Bedroom Four 2.85 x 2.48

Family Bathroom 2.76 x 3.62

EPC Rating: D

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors). **For more information or to arrange a viewing, please call us on 0121 817 8585.**



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Need a mortgage?

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Property to sell?

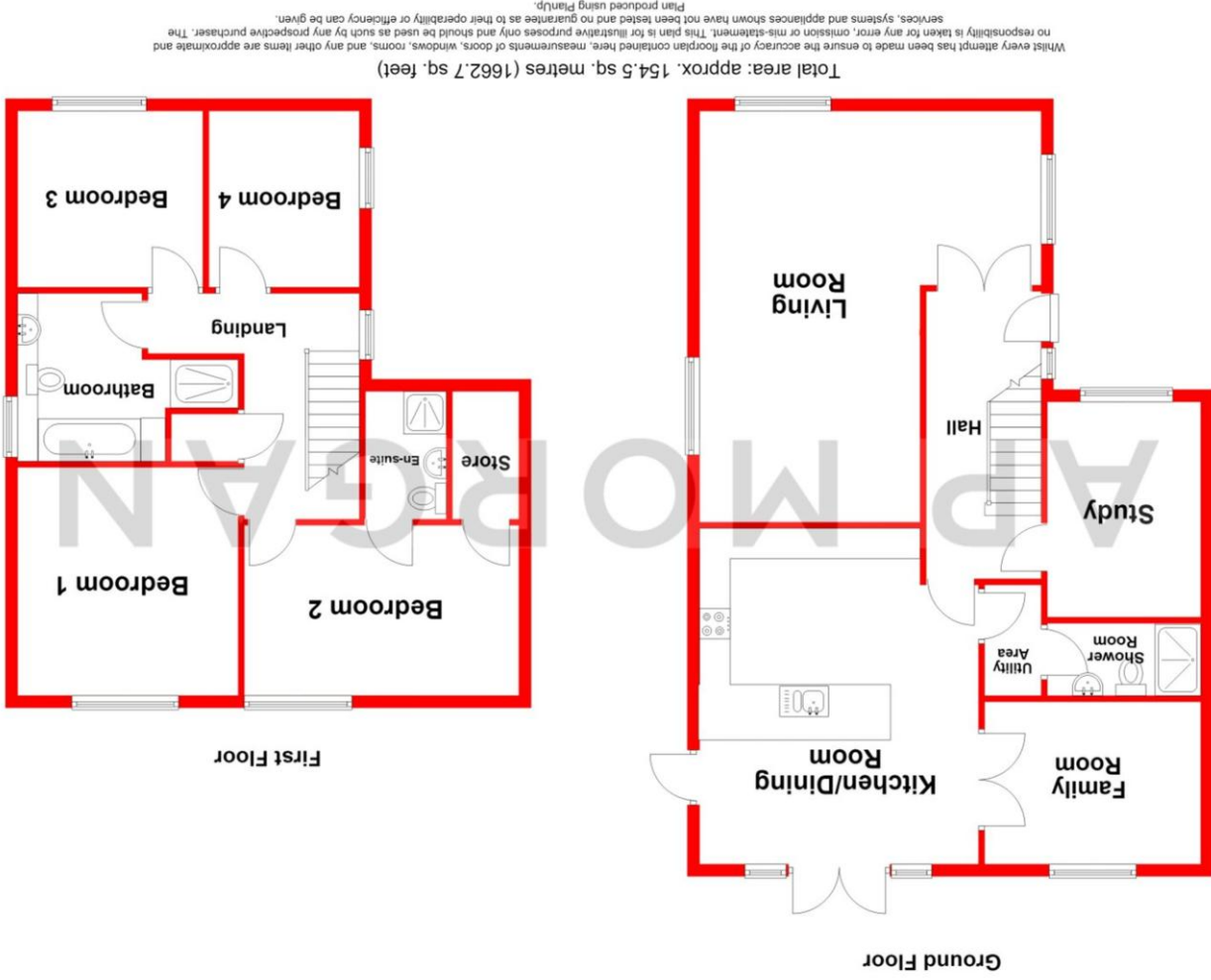
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