

AP MORGAN



Shirley Road, Acocks Green
Asking Price £285,000

Features:

- Extended Three Bedroom Mid Terraced Family Home
- Spacious Lounge and Family Room/Dining Area
- Extended Fitted Kitchen with Ample Storage Space
- Shower Room to the Ground Floor
- Three Well-Proportioned Bedrooms
- Modern Family Bathroom to the First Floor
- Landscaped Rear Garden with Useful Storage Shed
- 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 lounge and separate family/dining room.

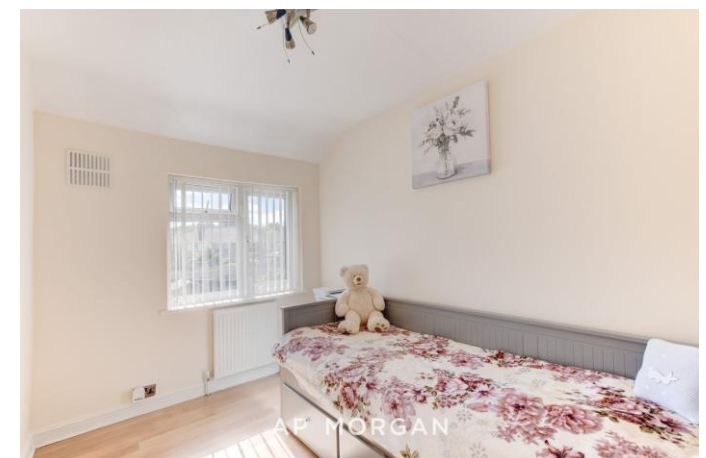
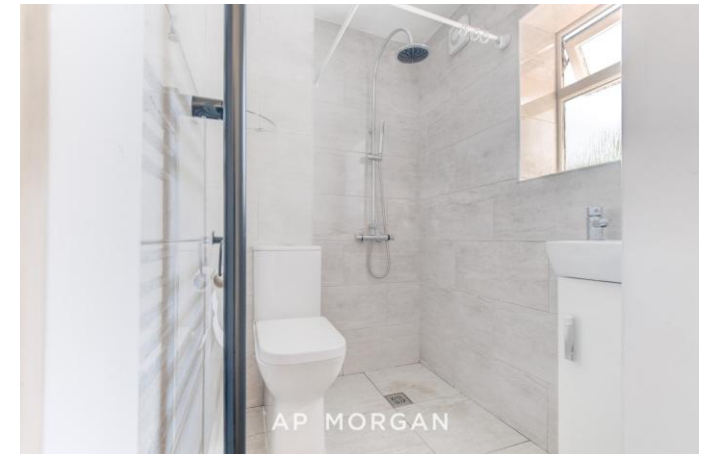
The property is approached via a private driveway, providing off-street parking and easy access to the front entrance.

Once inside, the interior briefly comprises: a welcoming entrance hall with a convenient downstairs shower room. The generous lounge and family/dining room runs the width of the home, creating bright and versatile living spaces 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. Out of the kitchen is the impressive conservatory substantive in its size.

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 family bathroom, fitted with a modern suite including a bath, wash hand basin, and WC. The loft space, currently used as a home office/storage space, has also been fully boarded and has a Velux window fitted.

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 shed, 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:

Porch

Hall

Lounge 17'6" x 11'1" (5.33m x 3.38m) Both Max

Family Room/Dining Room 15'3" x 9'5" (4.65m x 2.87m)

Kitchen 11'6" x 7'10" (3.5m x 2.4m)

Conservatory 22'10" x 12'2" (6.96m x 3.7m) Both Max

Shower Room 5'3" x 4'4" (1.6m x 1.32m)

Landing

Bedroom 1 12'10" x 9'6" (3.9m x 2.9m)

Bedroom 2 10'8" x 10'3" (3.25m x 3.12m) Both Max

Bedroom 3 9'8" x 7'5" (2.95m x 2.26m)

Bathroom 7'4" x 6'5" (2.24m x 1.96m) Both Max



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.

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Need a mortgage?

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Property to sell?

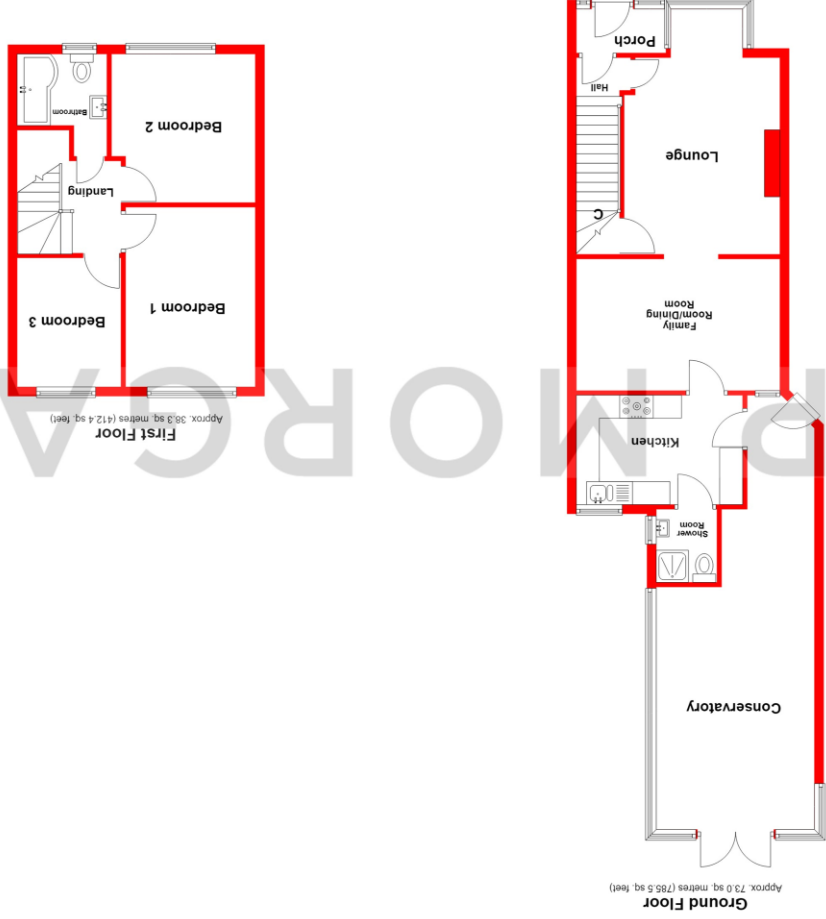
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Plan produced using Planlup.

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