

AP MORGAN

Trinity Way, Shirley, Solihull
Asking Price £270,000

Features:

- Two-Bedroom End-Terraced Home
- Private Gated Parking for up to Three Vehicles
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Guest WC
- Landscaped Rear Garden
- Versatile Garden Room/Home Office
- Excellent Transport Links & Local Amenities

Description:

Situated in a popular and convenient location, this well-presented two-bedroom end-terraced home offers spacious and versatile accommodation, ideal for first-time buyers, downsizers, or investors. Benefitting from a generous lounge/dining room, a fitted kitchen, private gated parking for up to three vehicles, and a superb garden room, this home combines practicality with modern living.

Approach

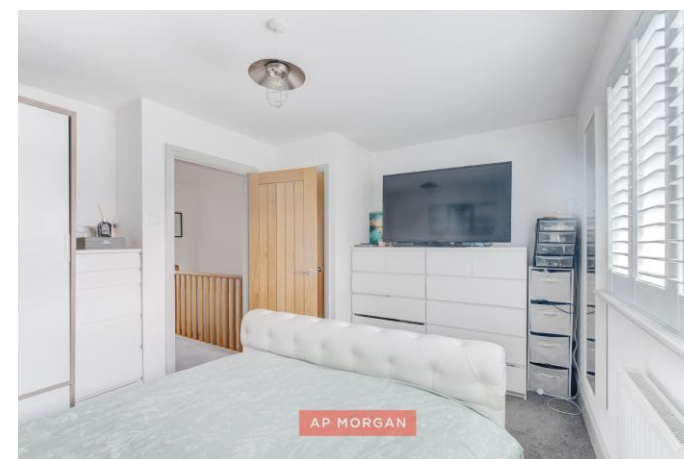
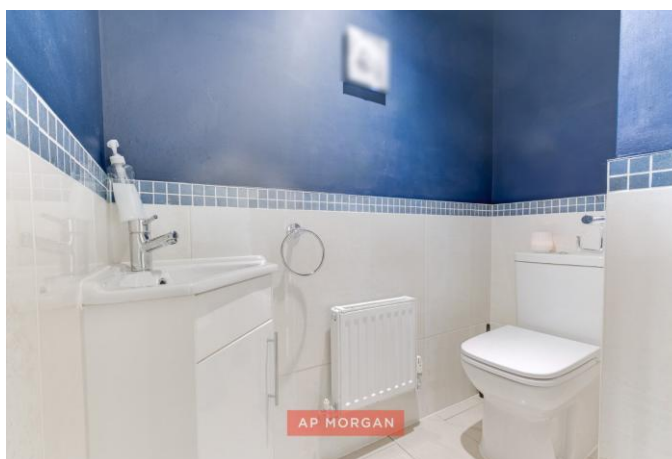
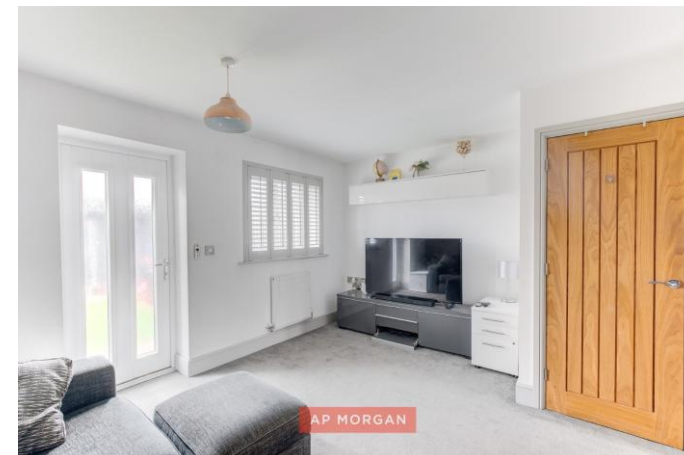
The property is approached via private gated off-road parking, providing space for up to three vehicles, with a pathway leading to the front entrance.

Once Inside

The interior briefly comprises a welcoming entrance hall with a useful guest WC, a fitted kitchen with ample storage and worktop space, and a spacious lounge/dining room with French doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining. Upstairs, the first floor offers two generous double bedrooms, a family bathroom, and additional built-in storage accessed from the landing. Additionally, the home has been fully fitted with bespoke blinds and shutters.

Outside

The property enjoys a beautifully maintained and landscaped rear garden, perfect for outdoor dining and relaxation, with the added benefit of a bespoke awning running the span of the home. A particular highlight is the substantial garden room, offering excellent versatility as a home office, gym, hobby room, or entertaining space.



Conveniently located close to a range of local shops, restaurants, schools, and everyday amenities, the property also benefits from excellent transport links, making it an ideal choice for commuters and families alike.

Details:

Hall

Lounge/Dining Room 15'3" x 13'7" (4.65m x 4.14m) Both Max

Kitchen 11'7" x 6'5" (3.53m x 1.96m)

Ground Floor WC 5'10" x 2'6" (1.78m x 0.76m)

Landing

Bedroom One 10'10" x 13'7" (3.3m x 4.14m) Both Max

Bedroom Two 8'2" x 13'7" (2.5m x 4.14m)

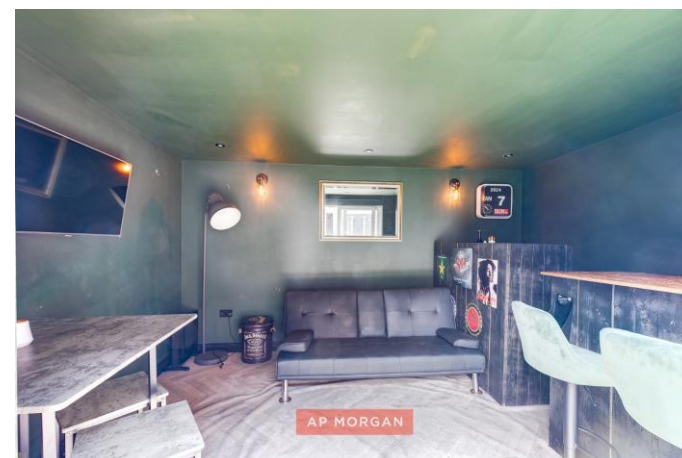
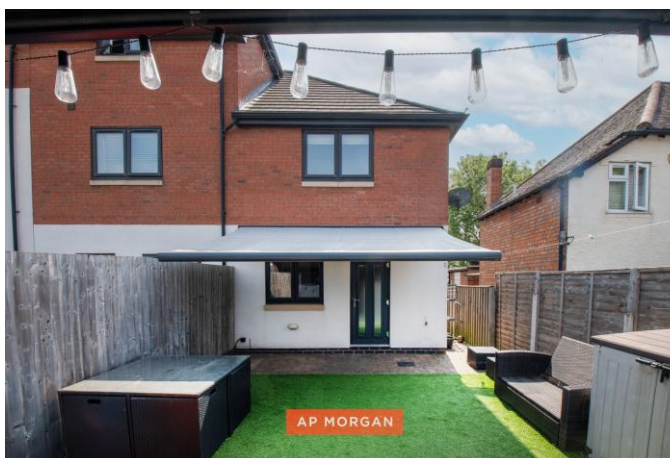
Bathroom 7'6" x 5'9" (2.29m x 1.75m)

EPC Rating: B

Council Tax Band: C (tbc by solicitors).

Tenure: Leasehold (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?

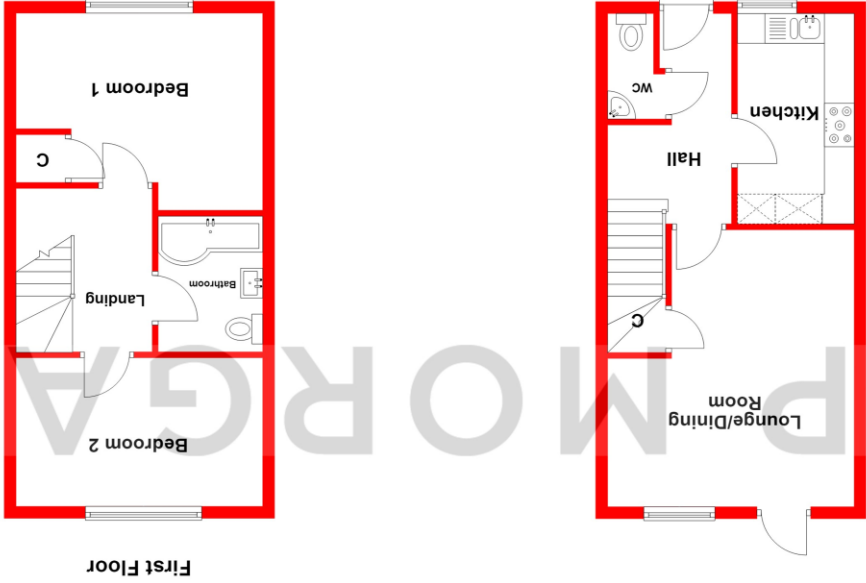
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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



First Floor

Total area: approx. 80.5 sq. metres (866.7 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 Planlup.

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