

AP MORGAN



Brampton Crescent, Shirley, Solihull
Offers in excess of £650,000

Features:

- Substantial Extended Four Bedroom Detached Family Home
- Peaceful & Highly Desirable Residential Location
- Principal Suite with Dressing Area & Luxury En-Suite
- Impressive Fitted Kitchen with Separate Utility Room
- Three Reception Rooms Plus Study / Bedroom Five
- Large Double Garage & Ample Driveway Parking
- Extensive Solar Photovoltaic Panel System
- Beautifully Maintained Rear Garden & Conservatory

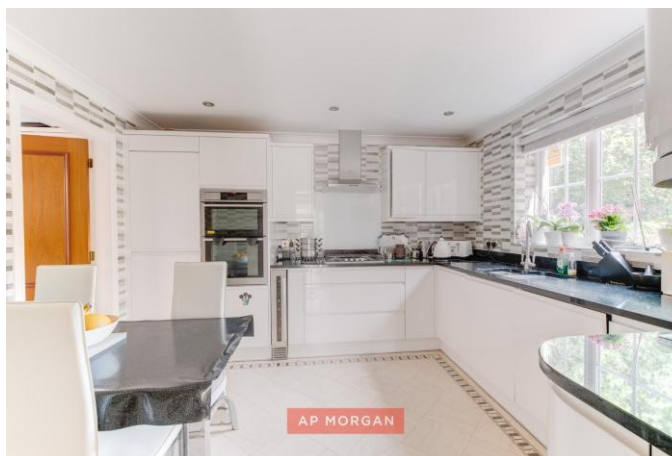
Description:

Situated in a peaceful and highly desirable residential location is this substantial and extended four-bedroom detached family home, offering over 2,200 sq. ft. of versatile accommodation. Beautifully suited to modern family living, the property boasts a spacious lounge, an impressive, fitted kitchen with separate utility room, multiple reception rooms, a versatile study/fifth bedroom, and the added benefit of an extensive array of solar photovoltaic panels, enhancing the home's energy efficiency.

The property is approached via a private driveway providing ample off-road parking and leading to a generous double garage.

Once inside, a welcoming entrance hallway provides access to a spacious lounge, which flows seamlessly into a bright conservatory overlooking the rear garden. A separate dining room offers an ideal space for formal entertaining, while the impressive, fitted kitchen is complemented by a separate utility room. Completing the ground floor is a versatile study, which could also serve as a fifth bedroom, along with a convenient guest WC and useful storage.

Upstairs, the first floor offers four well-proportioned bedrooms arranged around a central landing. The impressive principal bedroom benefits from a dressing area and a luxurious en-suite bathroom, while the remaining bedrooms are served by a contemporary family bathroom, making the home perfectly suited for growing families.



Moving outside, the property enjoys a beautifully maintained rear garden offering a private and peaceful setting for relaxing and entertaining. The conservatory provides an excellent transition between the indoor and outdoor living spaces, allowing the garden to be enjoyed throughout the year.

Conveniently located close to well-regarded local schools, public transport links, and major road networks, this exceptional family home combines generous living space, versatility, and energy-efficient features in a highly sought-after setting. Early viewing is highly recommended to fully appreciate everything this impressive property has to offer.

Details:

Porch

Hallway

Lounge 19'6" x 13'1" (5.94m x 4m)

Dining Room 11'4" x 12'7" (3.45m x 3.84m)

Kitchen 10'8" x 11'7" (3.25m x 3.53m)

Utility Room 10'8" x 4'11" (3.25m x 1.5m)

Study/Bedroom 5 9'11" x 8'10" (3.02m x 2.7m)

Conservatory 11'6" x 9'9" (3.5m x 2.97m)

Landing

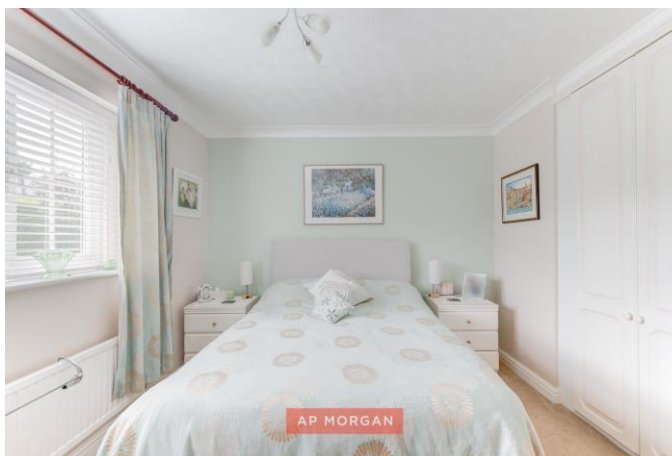
Principal Bedroom 18'2" x 17'3" (5.54m x 5.26m) Both Max

Dressing Area

Ensuite Bathroom 9'8" x 8' (2.95m x 2.44m)

Bedroom 2 13'10" x 13'3" (4.22m x 4.04m)

Bedroom 3 11'2" x 10'7" (3.4m x 3.23m)



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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.

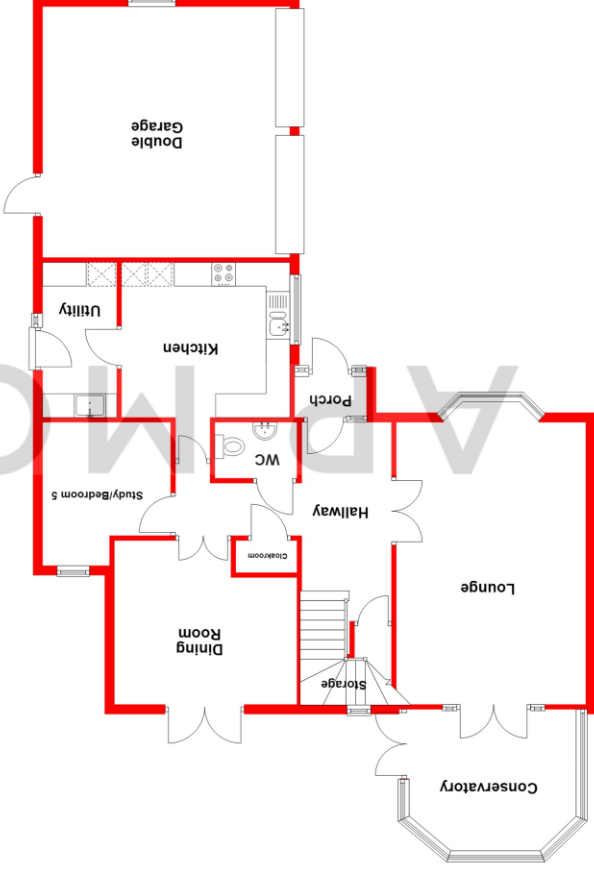
Need a solicitor?

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.

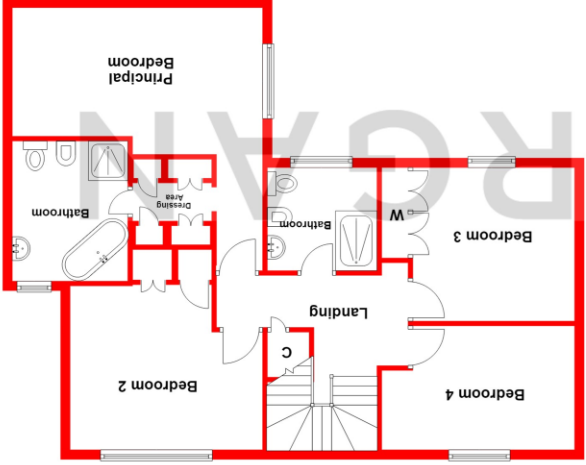
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Ground Floor



First Floor



Total area: approx. 204.8 sq. metres (2204.3 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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