

AP MORGAN



Shirley Park Road, Shirley, Solihull
Asking Price £325,000

Features:

- Three-Bedroom Semi-Detached Home in a Popular Location
- Spacious Kitchen Diner, Ideal for Family Life & Entertaining
- Generous Living Room with Plenty of Natural Light
- Three Well Proportioned Bedrooms & a Family Bathroom
- Private Driveway Providing Convenient Off-Road Parking
- Landscaped Rear Garden, Beautifully Maintained & Ready to Enjoy
- Handy Garden Rooms Including a Utility, WC & Storage Room
- Close to Local Shops, Eateries & Excellent Transport Links

Description:

TUDOR GRANGE catchment! Situated in a popular location is this three-bedroom semi-detached home with a spacious kitchen/diner. A fantastic opportunity for families or first-time buyers seeking a well-proportioned home in a convenient setting.

The property is approached via a private driveway.

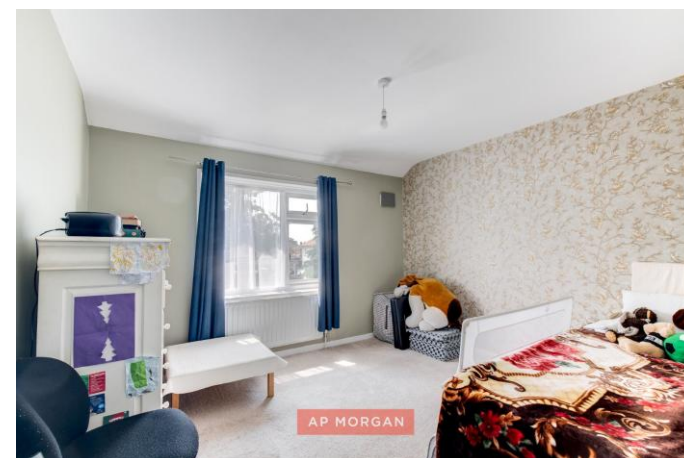
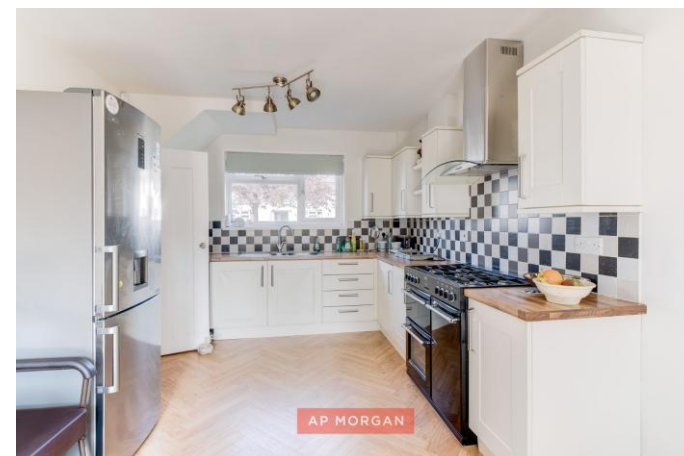
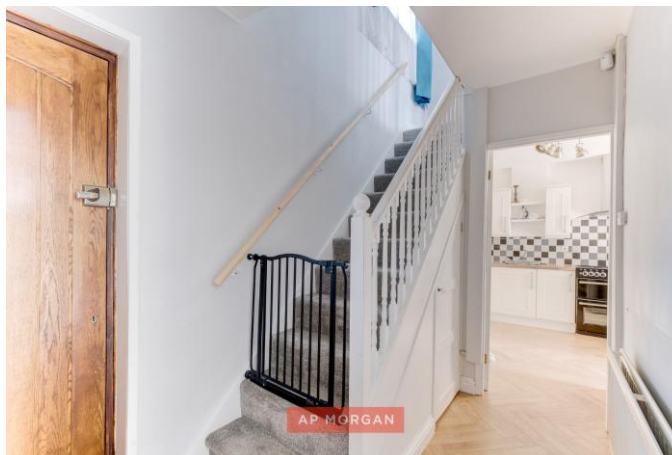
Once inside, the interior briefly comprises: a welcoming entrance hall giving access to the principal ground floor rooms, a generous living room, and a spacious kitchen diner offering plenty of room for family life and entertaining.

To the first floor, the landing gives access to three bedrooms, with both bedrooms one and two benefiting from a good range of space, along with a family bathroom completing the accommodation.

Moving outside, the property enjoys a well maintained landscaped rear garden with the added benefit of multiple garden rooms, one being a utility, another a WC and finally a storage room, a brilliant addition offering flexibility and practicality beyond the main house.

The property is close to eateries, shops and amenities, and is also conveniently placed to easily access transport links as well as Outstanding Solihull schools.

This property is of a non-traditional Laing Easiform construction making it suitable for most mortgage lenders.



Details:

Entrance Hall

Living Room 13'1" x 12'10" (4m x 3.9m)

Kitchen/Dining Room 19'4" x 10'2" (5.9m x 3.1m)

Landing

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

Bedroom 2 13'1" x 10'10" (4m x 3.3m) Both Max

Bedroom 3 8'10" x 7'5" (2.7m x 2.26m)

Bathroom

Utility Room (Outside)

WC (Outside)

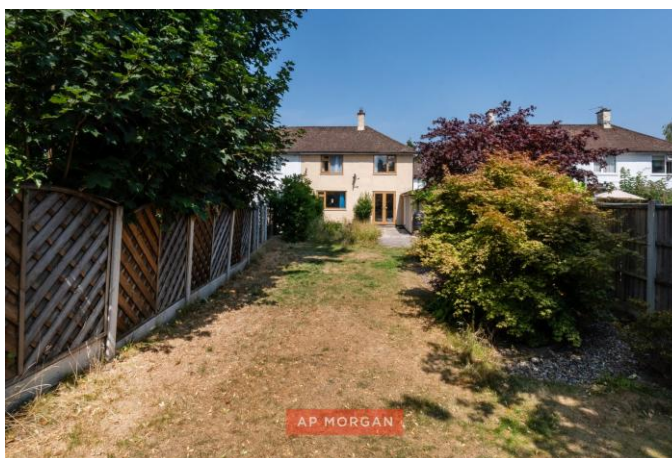
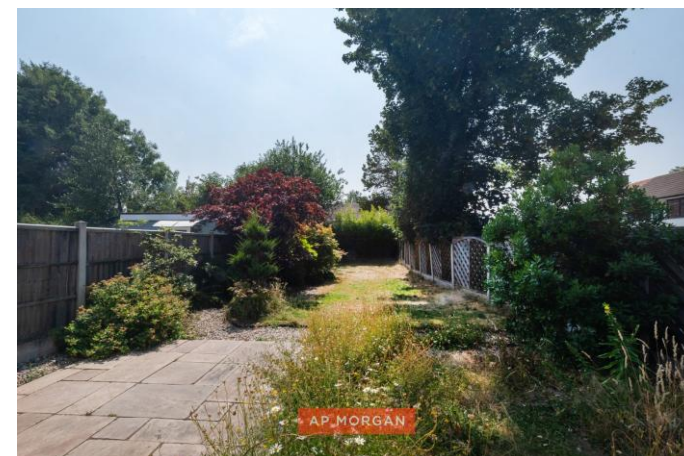
Storage (Outside)

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.

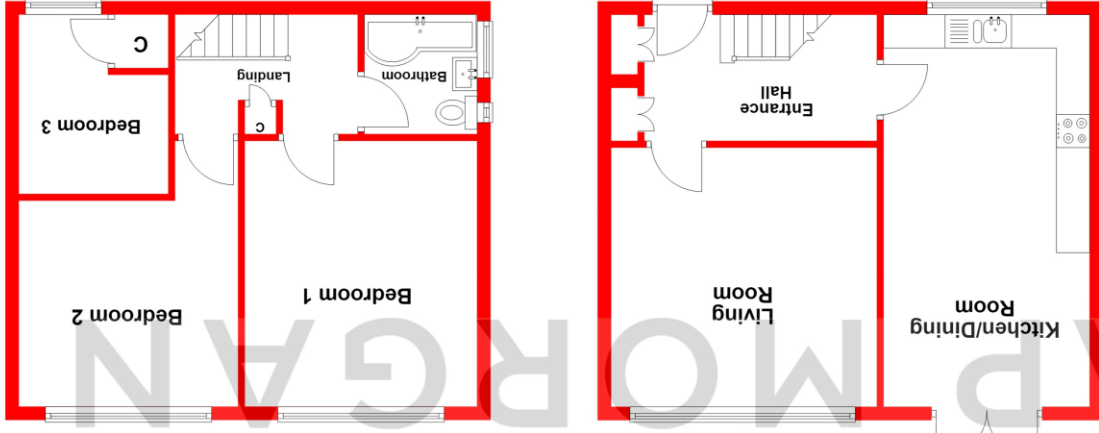
Need a solicitor?

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



Total area: approx. 90.0 sq. metres (969.0 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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