

AP MORGAN



Burnthurst Crescent, Shirley, Solihull
Offers Over £350,000

Features:

- Immaculately Presented Two-Bedroom Detached Bungalow in a Serene Setting
- Beautifully Extended Orangery to the Rear, Perfect for Relaxing all Year Round
- Fitted Kitchen with Ample Space for Family Cooking
- Converted Garage Offering Flexible Storage and Additional Living Space
- Charming Conservatory, Ideal as a Bonus Lounge or Garden Room
- Private Driveway Providing off Road Parking and a Welcoming Approach
- Landscaped Rear Garden with a Dedicated Entertainment Area, Great for Summer Gatherings
- Close to Hillfield Park, Local Shops, Eateries and Solihull's Top Catchment Schools

Description:

1st Viewing on 15th August 2026: 1pm – 3:30pm

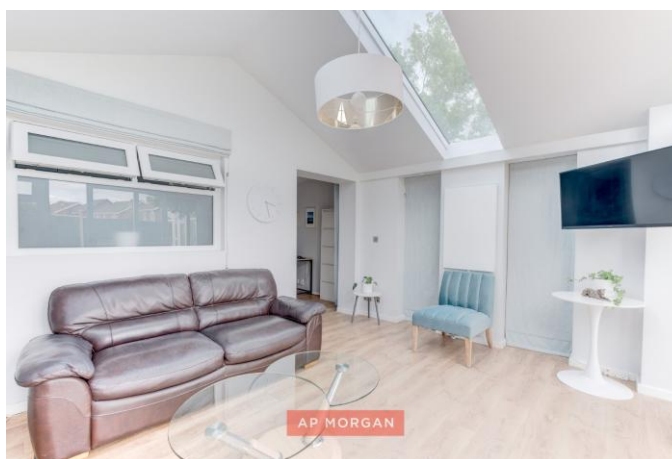
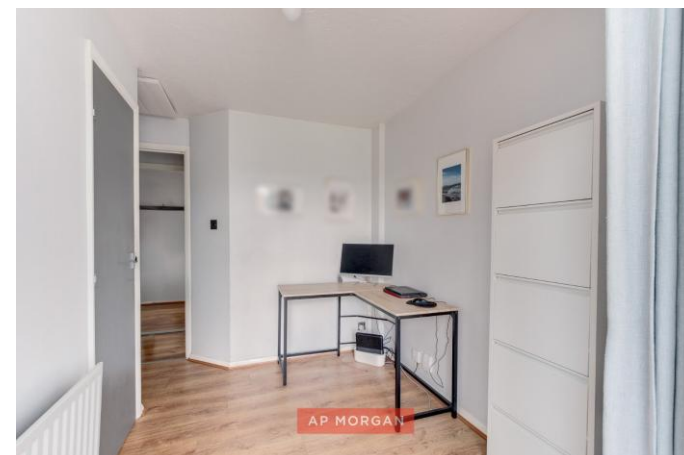
Situated in a beautiful and serene setting is this immaculately presented two-bedroom detached bungalow with a beautifully extended orangery to the rear, fitted kitchen and converted garage with a conservatory. A wonderful opportunity for those seeking single storey living without compromising on space or style.

The property is approached via a private driveway.

Once inside, the interior briefly comprises: a welcoming hallway giving access to all principal rooms, a bright and spacious living room flowing through to the dining area, and a well-appointed fitted kitchen. There are two well-proportioned bedrooms, with a potential third from the flexibility of the converted garage space, currently arranged as further storage, and a modern family bathroom.

The real showstopper is the beautifully extended orangery, a fantastic addition offering a wonderful space to relax and enjoy the garden views all year round, along with a versatile conservatory providing further living or leisure space.

Moving outside, the property enjoys a well maintained landscaped rear garden with an entertainment area, ideal for those warmer months and outdoor gatherings.



The property is close to eateries, shops and amenities, with access to Hillfield Park close by, perfect for those who enjoy a scenic walk. It is also conveniently placed to easily access transport links and good Solihull catchment schools.

Details:

Hallway

Extended Living Room 14'3" x 11'1" (4.34m x 3.38m)

Kitchen 10'10" x 5'11" (3.3m x 1.8m)

Dining Area 9'8" x 6'11" (2.95m x 2.1m) Both Max

Bedroom 1 18'3" x 10'5" (5.56m x 3.18m) Both Max

Bedroom 2 13' x 7'10" (3.96m x 2.4m) Both Max

Storage/Bedroom 3 9'6" x 9'2" (2.9m x 2.8m)

Conservatory 10'7" x 10' (3.23m x 3.05m)

Garage/Storage 9'2" x 5'10" (2.8m x 1.78m)

EPC Rating: D

Council Tax Band: D (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?

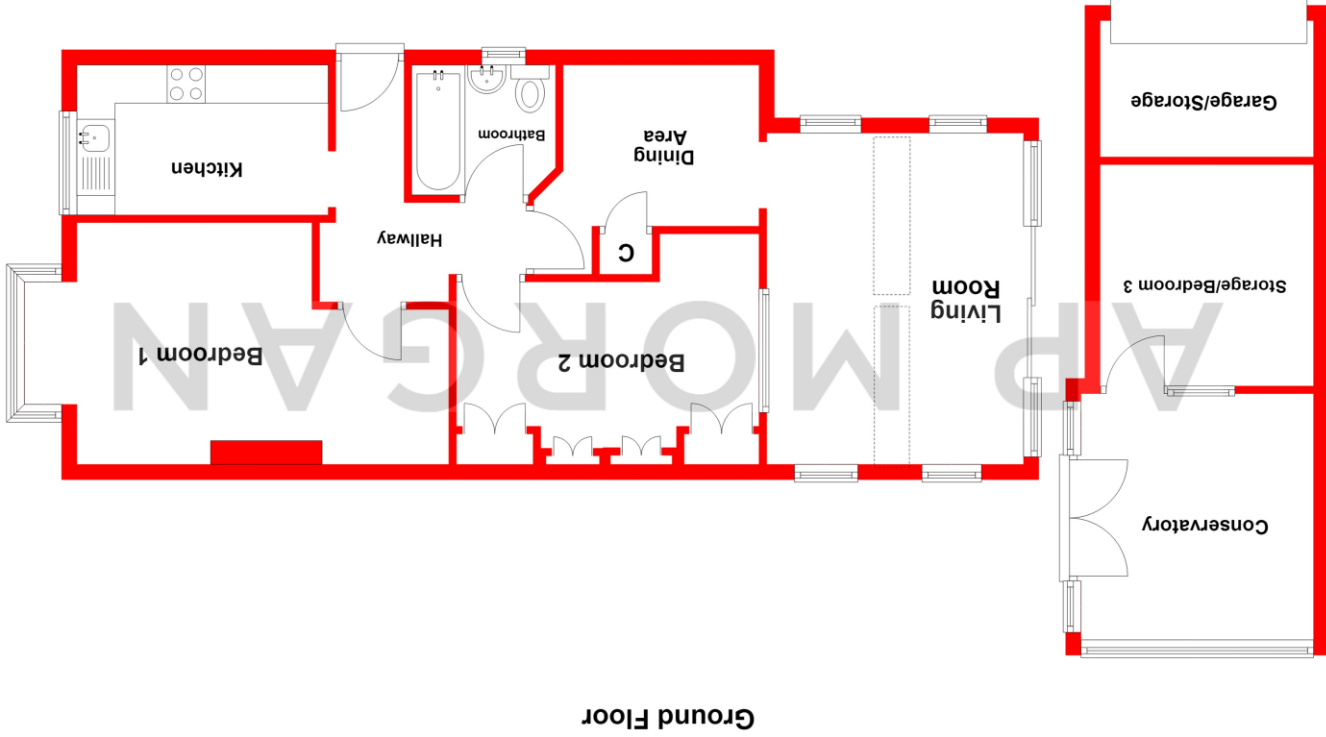
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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Total area: approx. 84.3 sq. metres (907.2 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 PlanUp.

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