

AP MORGAN



Tythe Barn Lane, Shirley, Solihull
Asking Price £675,000

Features:

- Five Bedroom Family Home
- Two Bathrooms Including Principal Suite En-suite
- Fully Renovated Throughout
- Stunning Open Plan Living
- Private Gated Driveway with Garage
- Bright Conservatory
- Huge Loft Space with Further Potential
- Private Garden with Entertainment Area

Description:

Twenty-one years in the making, and completely reimagined for open plan living. This is a family home with real heart.

Set in a great, quiet semi-rural spot in Shirley, this five-bedroom, two-bathroom house has been fully renovated throughout and cared for by the same family for twenty-one years. Behind a private gated driveway and garage, the ground floor has been transformed into stunning open plan living, complete with a conservatory, fitted kitchen, and a private garden with its own entertainment area. At close to 1,559 sq ft, plus a huge loft space with further potential, this is a home that has grown and evolved with its family.

We asked them what made them buy it...

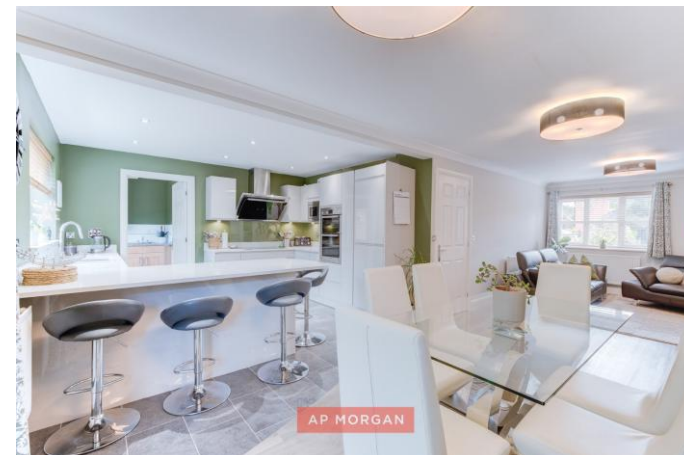
"We love the driveway's positioning and authentic look of the house. It made us feel private enough without being hidden away."

What about the house itself?

"The biggest thing we have done is renovated the downstairs to open plan living."

Our agents say...

Twenty-one years in one family says everything about how well loved this house has been, and the renovation work really shows it. The open plan living space is the heart of the home, flowing through to a fitted kitchen with appliances and a lovely conservatory that fills the space with light. Upstairs, five bedrooms give the whole family room to spread out, including a principal suite with its own en-suite and walk-in area, plus a family bathroom. And with a huge loft space up top, there is plenty of scope for further conversion if you need even more room.



Outside, the private garden with its entertainment area is made for long summer evenings, and the gated driveway and garage give real peace of mind. With excellent motorway and road links, plus around 15 minutes to Solihull and 25 minutes to Birmingham, and local shopping and amenities close by, this location works brilliantly for family life and commuting alike.

A home this loved and this well renovated does not come along often. Get in touch with the AP Morgan team to arrange your viewing.

Details:
Hall

Open Plan Living 27'10" x 21'7" (8.48m x 6.58m) Both Max

Utility Room 8'6" x 5'5" (2.6m x 1.65m)

Conservatory 11'4" x 9'4" (3.45m x 2.84m)

WC (Downstairs)

Landing

Principal Suite 12'7" x 11'11" (3.84m x 3.63m) Both Max

Ensuite 6'9" x 3'9" (2.06m x 1.14m)

Bedroom 2 9'1" x 11'11" (2.77m x 3.63m)

Bedroom 3 10'7" x 9'2" (3.23m x 2.8m)

Bedroom 4 9'5" x 8'10" (2.87m x 2.7m)

Bedroom 5 9'2" x 7'7" (2.8m x 2.3m)

Bathroom 7'5" x 6'2" (2.26m x 1.88m)

Garage 16'5" x 8'6" (5m x 2.6m)

EPC Rating: C

Council Tax Band: F (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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

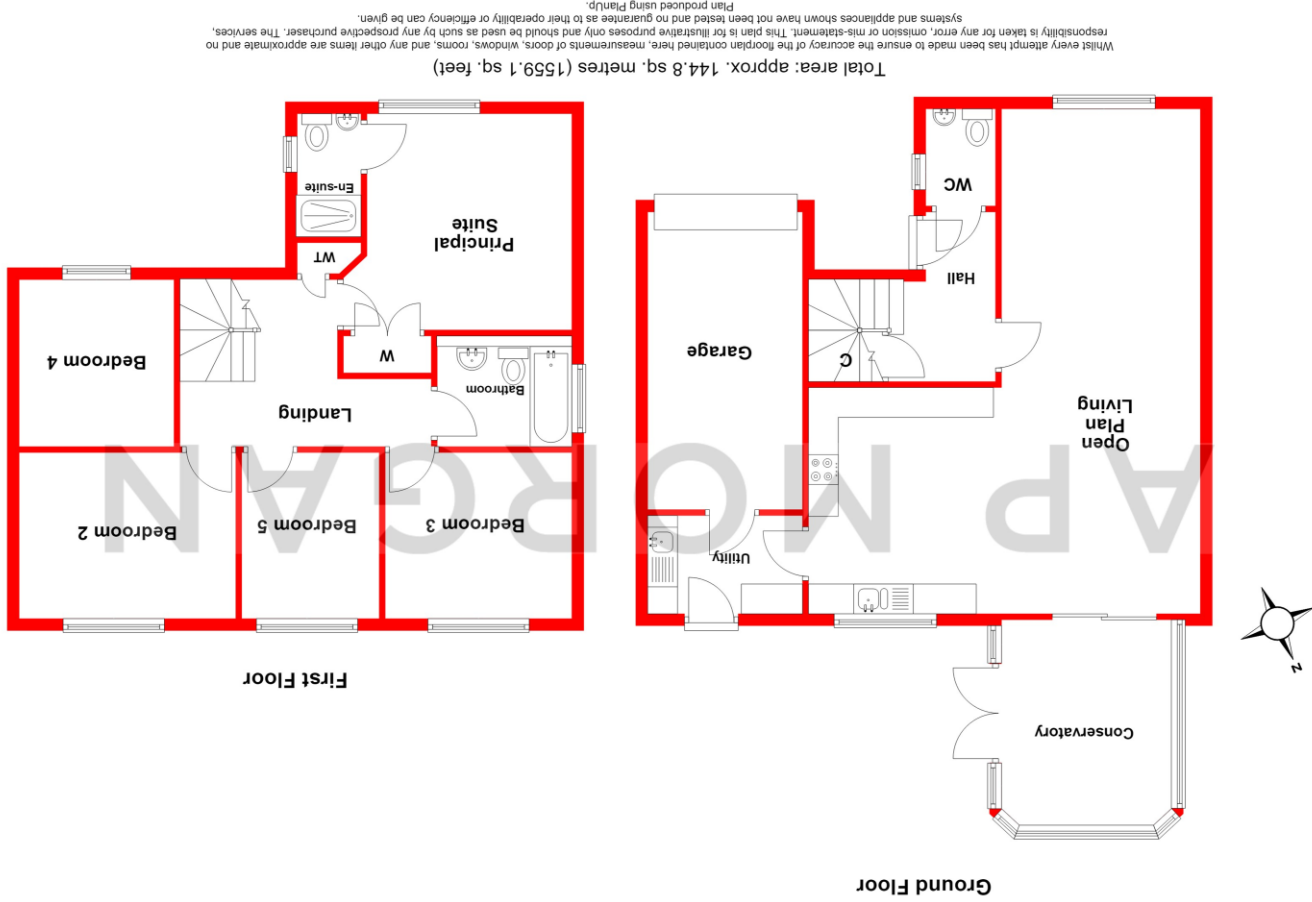
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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