

AP MORGAN



Jacey Road, Shirley, Solihull
Asking Price £450,000

Features:

- Spacious Four-Bedroom Family Home
- Loft Conversion with Great Size Bedroom
- Fitted Kitchen with Appliances
- Fully Renovated Bathroom
- Large Landscaped Rear Garden
- Garage for Parking or Storage
- Popular Location for Good Schools
- Close to Shirley High Street & Retail Parks

Description:

Bright, homely, and with a loft conversion that adds a whole extra dimension. This is a family home built for good schools and good living.

Set in a popular location known for its good schools, this spacious four-bedroom house comes with a fitted kitchen, a loft conversion, and a large, landscaped rear garden. Very well maintained throughout and totalling close to 1,196 sq ft, it offers plenty of room to grow into, with a spacious lounge and a great size bedroom tucked away in the loft.

We asked them what made them buy it...

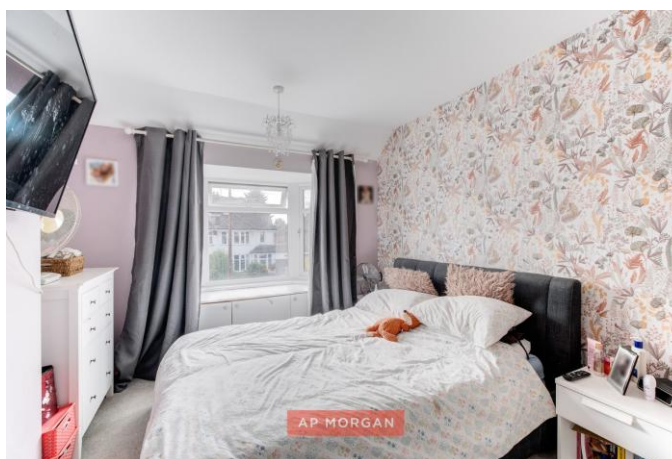
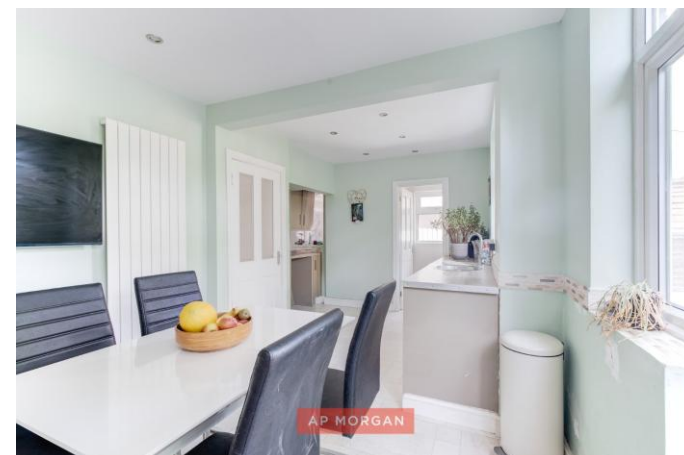
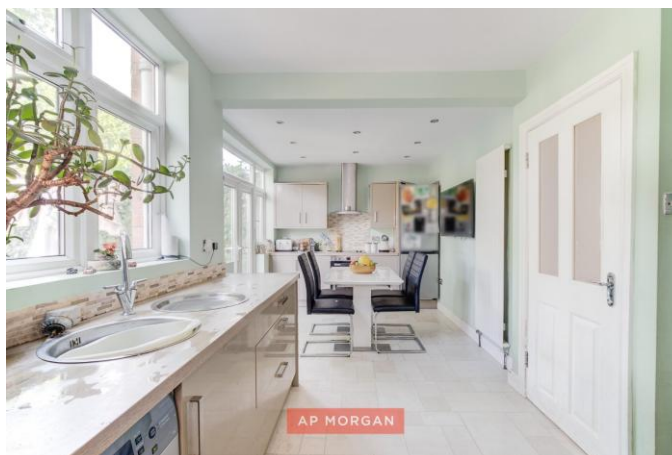
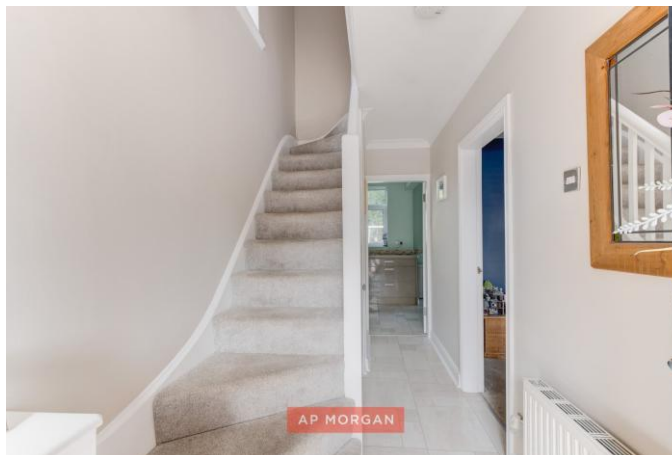
"I loved how bright and homely the property felt."

What about the house itself?

"Since moving here, I have fully renovated the bathroom."

Our agents say...

This is a bright, welcoming family home with plenty of flexibility built in. The kitchen diner is fitted with appliances and flows into a spacious lounge, ideal for family life and entertaining. Downstairs also offers a handy WC, and the garage adds useful parking or storage. Upstairs, three bedrooms and a fully renovated bathroom sit on the first floor, while the loft conversion on the second floor gives you a great size fourth bedroom, perfect as an extra retreat, a home office, or space for older children. Outside, the large, landscaped rear garden is a real highlight, ready for summer afternoons and family gatherings alike.



Being in a popular spot for good schools, close to Shirley High Street shops, retail parks, and amenities, with excellent motorway and road links, this location has family life covered from every angle.

A bright, spacious family home with this much flexibility does not come along often. Get in touch with the AP Morgan team to arrange your viewing.

Details:

Porch

Hall

Living Room 17'4" x 10' (5.28m x 3.05m) Both Max

Kitchen/Diner 18'10" x 13'3" (5.74m x 4.04m) Both Max

WC (Downstairs)

Landing

Bedroom 1 14'2" x 10' (4.32m x 3.05m) Both Max

Bedroom 3 11'5" x 10' (3.48m x 3.05m) Both Max

Bedroom 4 8' x 5'6" (2.44m x 1.68m)

Bathroom 9'7" x 8'6" (2.92m x 2.6m) Both Max

Bedroom 3 (2nd Floor) 19' x 15'11" (5.8m x 4.85m) Both Max

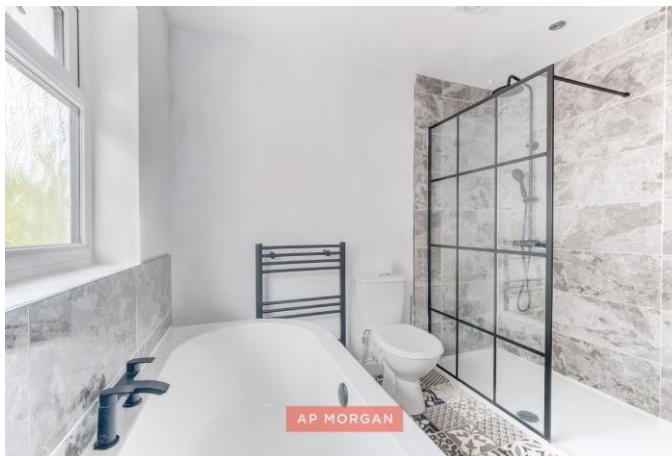
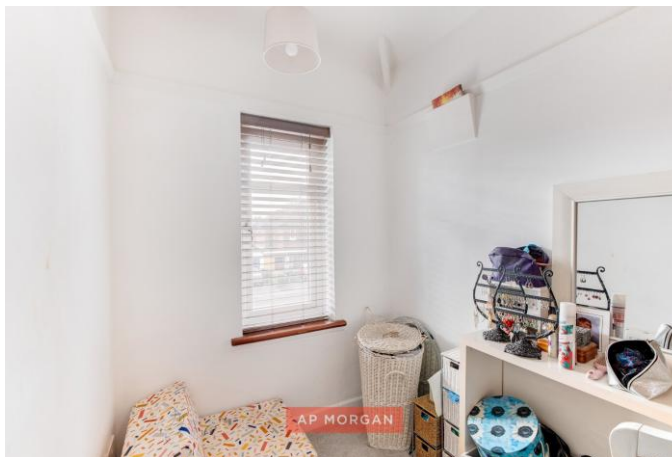
Garage 16'10" x 7'8" (5.13m x 2.34m)

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 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?

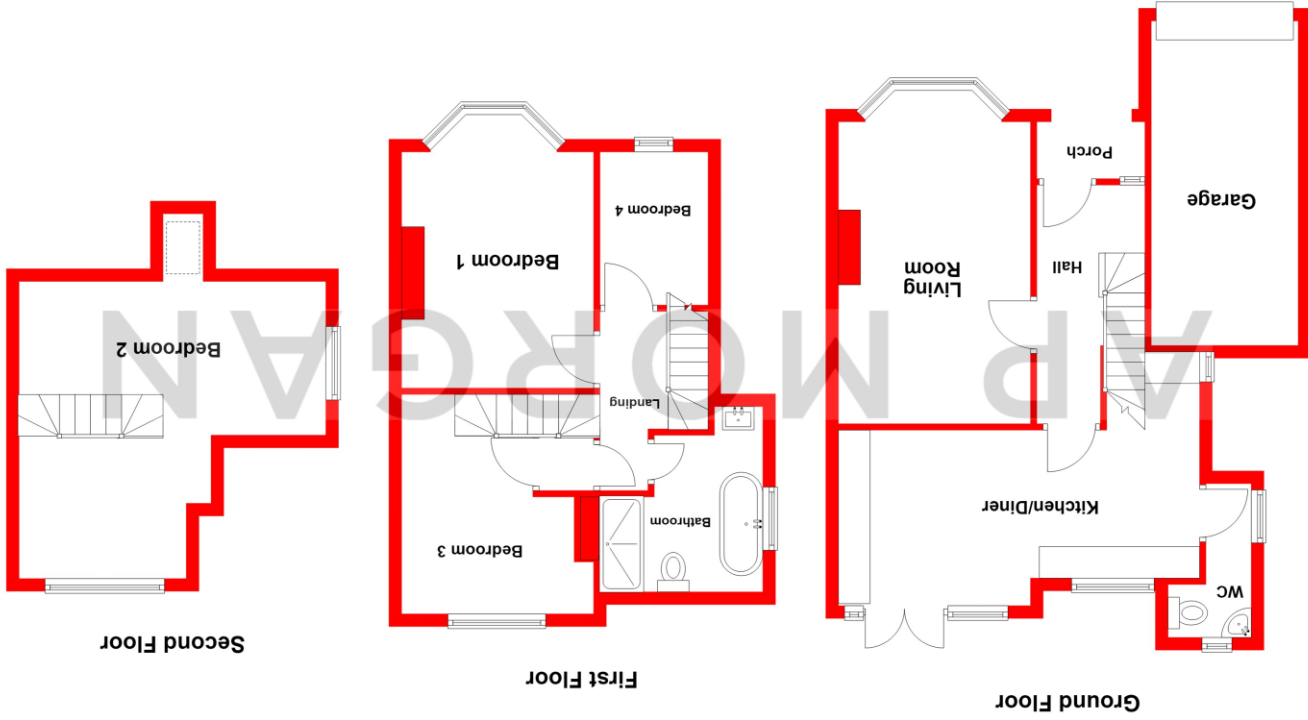
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 111.1 sq. metres (1196.2 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 Planlup.

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