



AP MORGAN

Dunard Road, Shirley, Solihull
Asking Price £335,000

Features:

- Three Bedroom Character Family Home
- Fully Renovated Downstairs
- Fitted Kitchen with Dishwasher
- Private Driveway with EV Charger
- Sun-Trap Patio with New Privacy Fencing
- Walking Distance to Shirley High Street
- Popular, Quiet Location
- Excellent Motorway and Transport Links

Description:

An oval front door, bay windows, and a full downstairs renovation. This is a house with character and the work already done.

Set in a popular, quiet location within walking distance of Shirley High Street, this three-bedroom house comes with a private driveway, an EV charger, and a beautifully renovated downstairs. It's clearly been a much-loved family home, with a fitted kitchen complete with dishwasher and a sun-trap patio out back with new privacy fencing. At close to 921 sq ft, this is a house that combines period character with modern living.

We asked them what made them buy it...

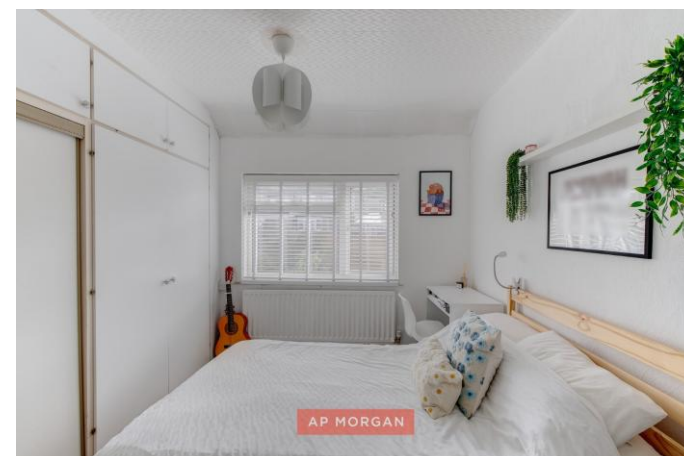
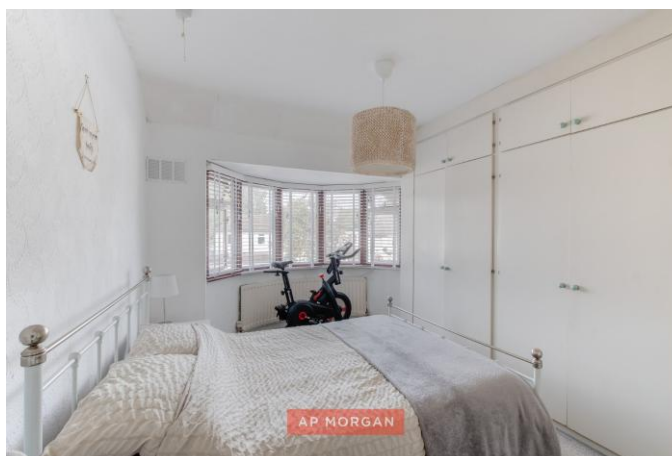
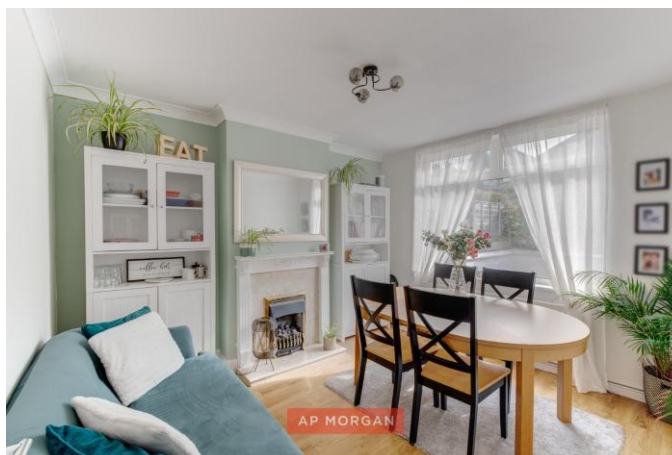
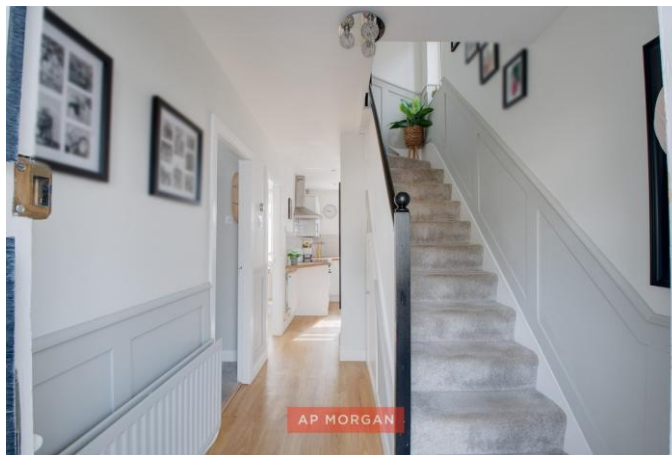
"We loved the style of the house, the oval front door, the bay windows. When we moved in the whole house needed renovating, but we could see its potential."

What about the house itself?

"We love our cosy lounge, and over this summer we have really enjoyed our outdoor space with our new privacy fencing and patio at the back of the garden. The sun is on the patio outside the kitchen in the morning, and we love to have morning coffee and breakfast out there. By the afternoon the sun is at the top, hence we had the patio laid in February this year. Gorgeous little sun trap, for chilling and barbecues."

Our agents say...

You can tell this house has been genuinely loved, and the renovation work throughout the downstairs really brings it to life. The dining room and cosy living room both open off the hallway, and the fitted kitchen, complete with dishwasher, gives you everything you need for family life. Upstairs, three bedrooms and a shower room offer plenty of space for the whole family. And that garden, with its new privacy fencing and sun-trap patio, is exactly the kind of spot you will want to spend your summer mornings and evenings in.



The private driveway and EV charger add real practicality for modern living, and being within walking distance of Shirley High Street, plus close to excellent motorway links, Birmingham Airport, the train station, the NEC, and strong Solihull school catchments, means this location truly delivers.

Homes with this much character and this much love put into them do not come along often. Get in touch with the AP Morgan team to arrange your viewing.

Details:

Porch

Hall

Living Room 14'1" x 10'2" (4.3m x 3.1m) Both Max

Dining Room 11'8" x 10'2" (3.56m x 3.1m)

Kitchen 8'6" x 7'5" (2.6m x 2.26m)

Lean to 23'4" x 2'6" (7.1m x 0.76m)

Landing

Bedroom 1 14'1" x 10'2" (4.3m x 3.1m) Both Max

Bedroom 2 11'8" x 10'2" (3.56m x 3.1m)

Bedroom 3 8'1" x 6'4" (2.46m x 1.93m)

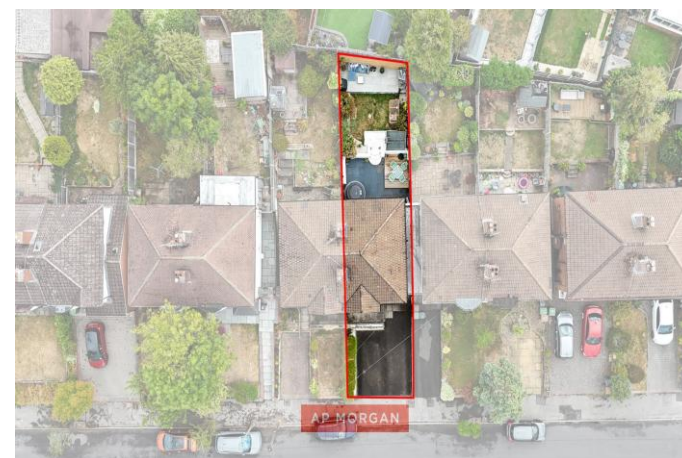
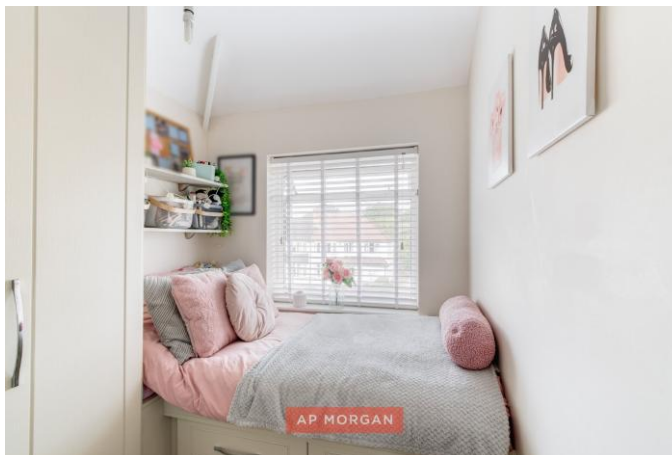
Shower Room 8'6" x 7'5" (2.6m x 2.26m)

EPC Rating: C

Council Tax Band: C (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?

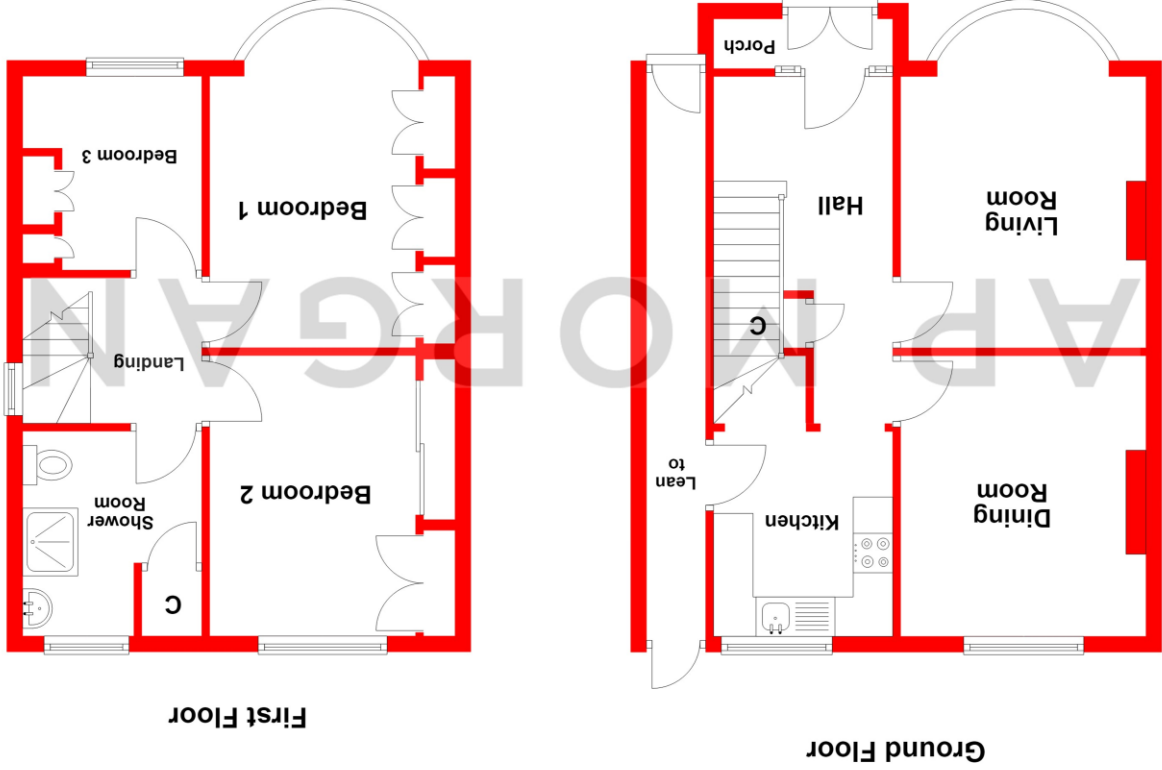
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 85.6 sq. metres (920.9 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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