

**AP MORGAN**



**Shenley Lane, Selly Oak, Birmingham**  
Asking Price £395,000

### Features:

- Immaculately presented semi-detached house
- Three good sized bedrooms
- Two sitting rooms and large conservatory
- Modern fitted kitchen
- Family bathroom and downstairs W.C
- Large and well-maintained gardens
- Driveway and garage
- EPC- D

### Description:

This spacious and immaculately presented, three-bedroom semi-detached house is situated in the highly sought after area of Selly Oak and is maintained under the Bournville Village Trust. The ideal family home with plenty of living space and local amenities including shops, schools and parks conveniently located nearby. Upon approach to the property there is a lovely front garden with hedgerows running along the border as well as a large conifer tree which provides plenty of shade onto the front of the property. There is also a multi-car driveway which also provides access to the single car garage as well as plenty of on road parking for visitors. Moving inside, the property briefly comprises of a welcoming entrance hallway with understairs storage cupboard; stylish lounge with bay window; spacious and open plan kitchen/dining room with integrated appliances as well as a large sliding door at the rear providing access into the bright and very good sized conservatory; downstairs W.C accessed via a side door from the kitchen which also leads into the garage; first floor landing; two double bedrooms with the master bedroom benefiting from built-in wardrobes; good sized single bedroom and a contemporary designed family bathroom with freestanding bath and separate shower cubicle. There is also a fully boarded loft space for additional storage. The lovely rear garden is very good size and has been well maintained having previously won awards for the best-looking garden within the Bournville Village Trust. There is a large lawn with two separate gravel beds as well as a patio area perfect for outdoor furnishings. Various plants and flowers have been planted along the borders which look beautiful in full bloom. There is also a side gate which leads to the driveway for ease of access when transporting garden appliances or furnishings. The property benefits from proximity to nearby local shops and amenities and is well positioned for access to Selly Oak, Bournville, and Northfield. Several parks and green spaces are also located nearby. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond, and is ideally located for access to both the QE and Royal Orthopaedic Hospitals, and several well-regarded primary and secondary schools.



**Details:**

**Lounge** 13'6" (4.11) x 12'11" (3.94) (into bay)

**Kitchen/Diner** 24'2" x 12' (7.37m x 3.66m)

**Conservatory** 19'6" x 12'8" (5.94m x 3.86m)

**Bedroom One** 13'6" (4.11) x 12' (3.66) (into bay and wardrobes)

**Bedroom Two** 12' x 11'11" (3.66m x 3.63m)

**Bedroom Three** 7'5" x 7' (2.26m x 2.13m)

**Bathroom** 8'3" x 6'10" (2.51m x 2.08m)

**W.C** 4'9" x 3'7" (1.45m x 1.1m)

**Garage** 13'8" x 8' (4.17m x 2.44m)

**Entrance Hall**

**Landing**

**EPC Rating:** D

**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 827 6827.



## 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 827 6827, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

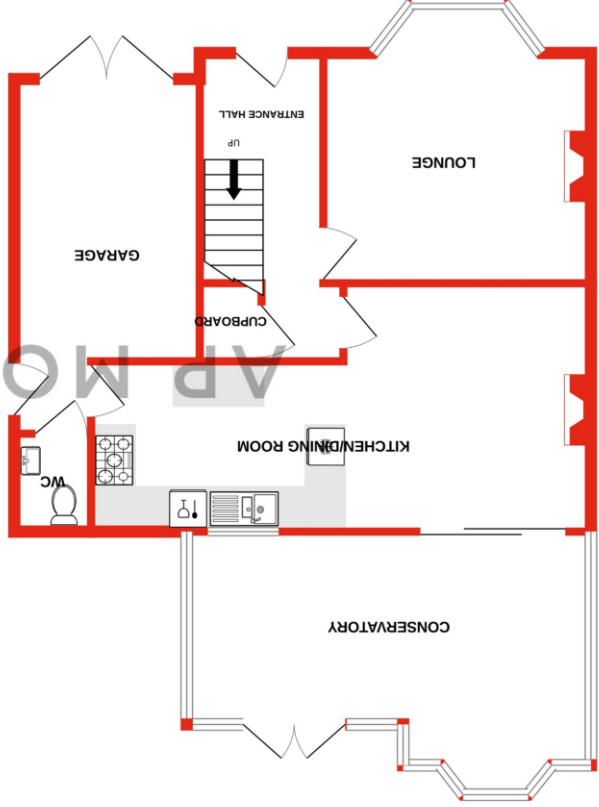
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

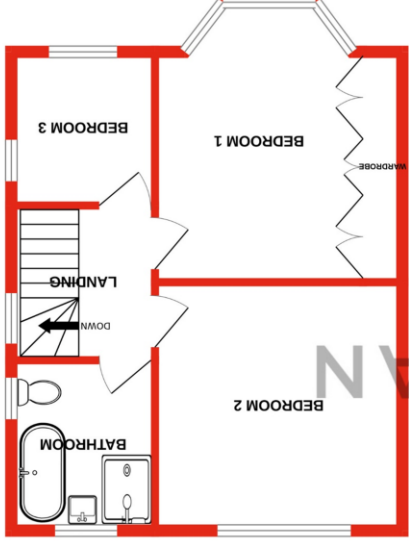
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



GROUND FLOOR (78.6 sq.m.) approx.



1ST FLOOR (41.9 sq.m.) approx.

TOTAL FLOOR AREA : 1297 sq.ft. (120.5 sq.m.) approx.  
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 read 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.  
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