

AP MORGAN



Shalford Road, Solihull, West Midlands
Asking Price £250,000

Features:

- Three-bedroom terraced house
- Spacious lounge with bay window
- Modern kitchen/diner
- Downstairs WC
- Two double bedrooms
- Well-presented shower room
- Versatile and private garden
- Driveway parking for multiple cars
- EPC-E

Description:

A well-presented, three-bedroom terraced family home that boasts two double bedrooms, a private garden, ample parking, and positioning in the desirable area of Solihull.

To the front of the property is a tarmac laid driveway fit for parking multiple cars and access to the garden through a side gate.

The ground floor comprises: a welcoming entrance hallway, the spacious lounge with a bay window, the fitted kitchen/diner features a Belfast sink, under-stair storage space, integrated storage cupboards and the following integral appliances: a dishwasher, oven/induction hob, microwave and fridge/freezer. The kitchen also offers rear access through a glazed door and a WC.

The first-floor landing establishes: bedroom one is an ample double with potential space for freestanding furniture, bedroom two is a further double offering potential space for wardrobes and a pleasant view of the garden, bedroom three is a comfortable single looking over the garden. The generous shower room of the property offers a sink, shower and WC.

To the rear is a private, versatile garden space, accessed through kitchen/diner and is laid to a slab patio stepped down to a seating area, with the rest of the space laid to lawn. This garden features high-fenced borders and access to the front of the house through a side gate.

Situated in Solihull, this property is approximately 0.7 miles from the local supermarket, 0.6 miles from Olton Primary School, and roughly 5.6 miles from the Birmingham City Centre, offering an assortment of amenities including shopping, schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are accessible.



Details:

Entrance Hall

Lounge 13' x 11'6" (3.96m x 3.5m) Both max

Kitchen/diner 9'6" x 14'10" (2.9m x 4.52m) Both max

WC 2'7" x 3'1" (0.79m x 0.94m) Both max

Landing

Bedroom one 10'9" x 8'10" (3.28m x 2.7m) Both max

Bedroom two 9'7" x 8'10" (2.92m x 2.7m) Both max

Bedroom three 10' x 9'7" (3.05m x 2.92m) Both max (L-Shaped)

Shower Room 7'4" x 5'9" (2.24m x 1.75m) Both max



EPC Rating: E

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.

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Need a mortgage?

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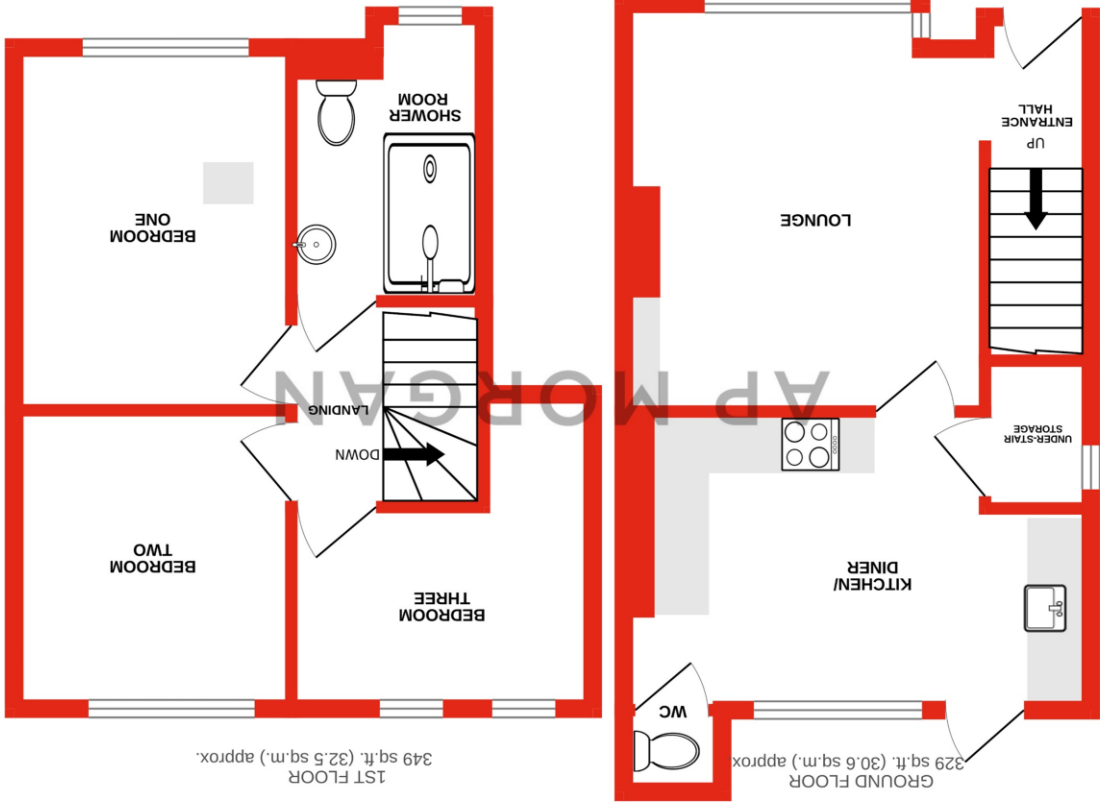
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TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.
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