

AP MORGAN



Berkeley Road, Shirley, Solihull
Asking Price £300,000

Features:

- Great scope for modernisation
- Three bedroom house
- Generous front and rear gardens
- Bay window in lounge and main bedroom
- Quiet residential road
- Two reception rooms
- Family bathroom
- Off-street parking for two cars

Description:

An excellent opportunity to purchase this three-bedroom semi-detached house situated in Shirley, Solihull, in a prime location for transport, amenities and schooling. In need of updating, this property offers ideal scope for investment.

The house offers a practical layout that could be significantly enhanced with some refurbishment and modernisation.

On the ground floor, you are greeted by a porch leading into a central hallway. The lounge/diner to the left is spacious and benefits from abundant daylight thanks to the large bay window. Adjacent to the lounge/diner is a sitting room with plenty of versatility to update, and a French door out to the garden. The kitchen, also with door to the garden, offers an excellent opportunity for a modern redesign to closer suit contemporary living.

The first-floor houses three bedrooms and a family bathroom: Bedroom 1 and Bedroom 2 are generously sized, while Bedroom 3 is a single room, also ideal for alternative use as a home office or nursery. The family bathroom currently offers a three-piece bathroom suite but provides ample space to suit any layout.

The rear garden is generous but easy to maintain with established planting and provides both patio and lawn areas to enjoy the outdoors. A gate to the side, offers access to the front. The front garden is well looked after and benefits from a well-sized driveway for off-street parking.



Details:

Porch

Hall

Lounge/Diner 10'11"x12'11" (3.33mx3.94m)

Sitting Room 10'11"x10'11" (3.33mx3.33m)

Kitchen 5'5"x7'5" (1.65mx2.26m)

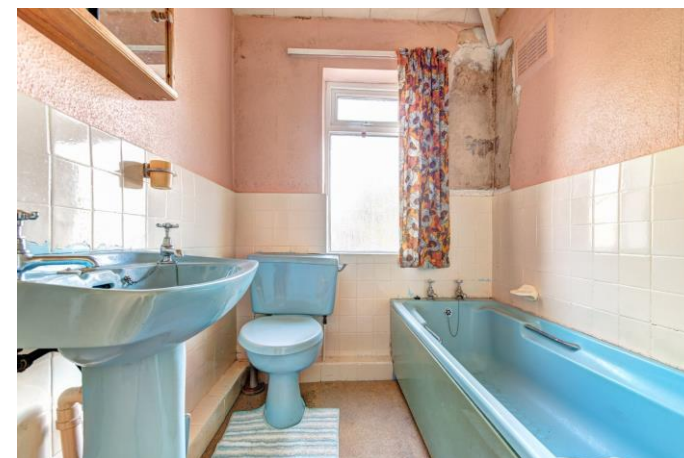
Landing

Bedroom One 10'11"x12'11" (3.33mx3.94m)

Bedroom Two 10'11"x10'11" (3.33mx3.33m)

Bedroom Three 5'5"x7'3" (1.65mx2.2m)

Bathroom 5'5"x5'10" (1.65mx1.78m)



EPC Rating: To be confirmed

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.

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