

AP MORGAN



Tythe Barn Lane, Shirley
Offers in the region of £280,000

Features:

- Two-bedroom ground-floor flat
- Kitchen with integral appliances
- Set back from road behind secure electric gates
- Intercom entry system
- Block paved area with two allocated parking spaces
- Modern, well appointed kitchen

Description:

Beautiful contemporary two-bedroom ground floor apartment, situated on a peaceful cul-de-sac road on the edge of Dickens Heath village.

This spacious ground-floor property is set back from the road, offering privacy and security behind electric gates. As you enter the property, you are greeted by a block-paved area that provides two allocated parking spaces, ensuring convenience and ease of access. A secure intercom system adds an additional layer of safety and peace of mind.

Upon entering the home, the kitchen is well appointed with modern features. It includes a four-ring gas hob and an electric oven beneath and an extractor canopy over. There is also an integrated microwave, fridge freezer, dishwasher, and a Bosch washer/dryer, creating a considered and practical space. The kitchen is further enhanced by a breakfast bar and attractive tiling to the splash-back areas and floors, providing a sleek, contemporary look.

The property boasts two generously sized bedrooms, offering ample space for comfort and relaxation. The lounge/dining room offers a welcoming and spacious environment for entertaining or unwinding at the end of the day. Additionally, the bathroom is well-appointed, featuring modern fittings and finishes, making it a perfect retreat.

The purpose-built community of Dickens Heath offers a unique blend of contemporary living with rural surrounds, designed to cater to both families and professionals. Alongside restaurants, offices, shops, doctors and a library, the village hall fosters a strong sense of community. With easy access to the M42, nearby Shirley and Solihull train stations, and the Airport and NEC approximately 15 minutes away, the village is very well connected.



Details:

Entrance Hall

Lounge/Diner 14'5" x 13' (4.4m x 3.96m)

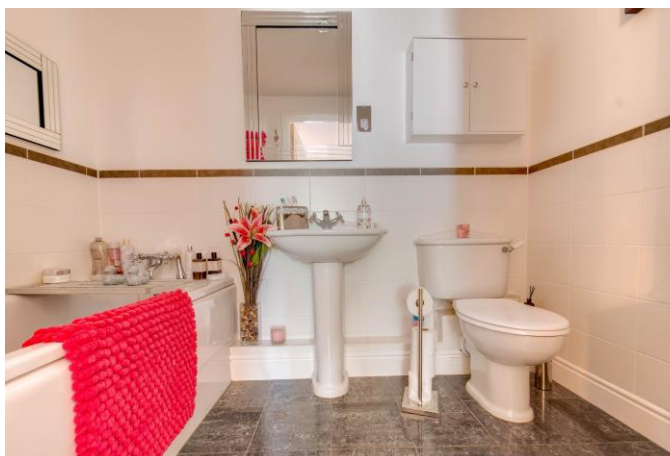
Kitchen 8'5" x 9'6" (2.57m x 2.9m)

Bedroom one 10'11" x 10'7" (3.33m x 3.23m)

Ensuite Shower Room 10' x 3'2" (3.05m x 0.97m)

Bedroom two 10'10" x 9'4" (3.3m x 2.84m)

Bathroom 5'7" x 8' (1.7m x 2.44m)



EPC Rating: C

Council Tax Band: C (tbc by solicitors).

Tenure: Leasehold (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 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 817 8585, or visit their website for more information: 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.

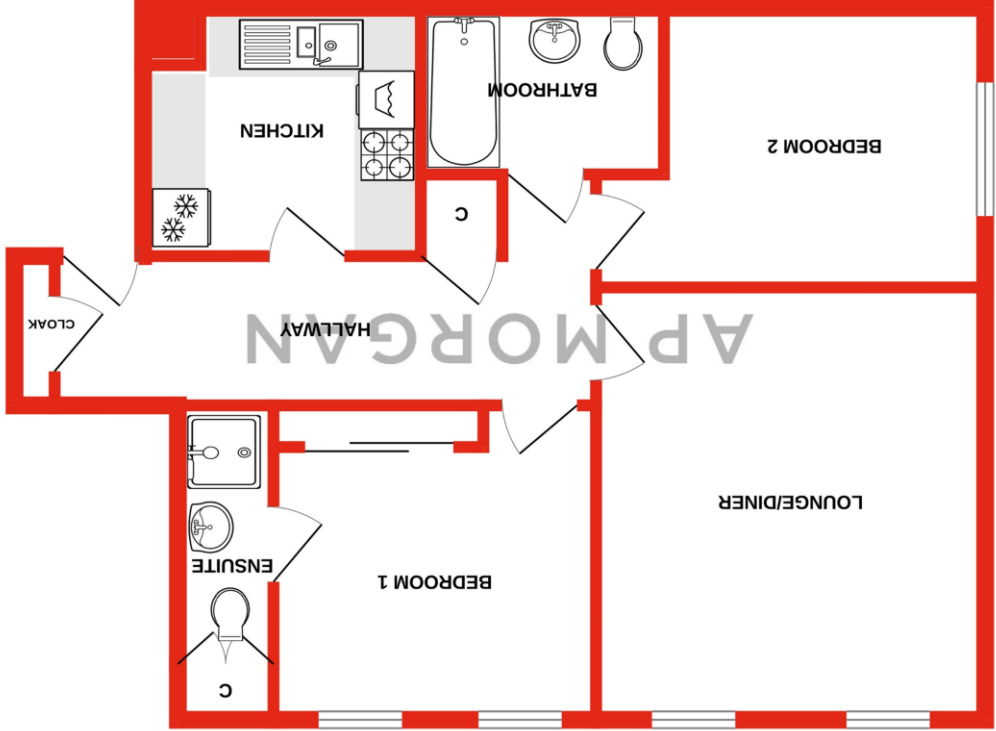
Need a solicitor?

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, to arrange a survey.

GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq.ft. (62.0 sq.m.) approx.
While 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.
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