



AP MORGAN

Parkgate Mews, Shirley, Solihull
Asking Price £325,000

Features:

- Three double bedrooms
- Three-storey town house
- Spacious living room
- Modern kitchen
- Family bathroom & Ensuite
- Secure parking
- Highly convenient location

Description:

A charming three-storey, modern town house with a generous floorplan, three spacious bedrooms, and two bathrooms - one an ensuite to the main bedroom. The property also features an attractive, low-maintenance garden and is perfectly situated next to the beautiful Shirley Park and close to numerous amenities.

The property is set behind a secure gated car park with allocated spaces and screened by the front garden, ensuring privacy and security.

The ground floor welcomes you with a bright and inviting hallway, leading into a modern kitchen at the front of the home. The kitchen is thoughtfully designed, offering practicality and ample storage, plus an electric hob and oven with extractor hood above. Moving through the hallway, you'll find a convenient downstairs WC. The expansive living room spans the rear of the property, featuring a generous open-plan design with a dining area, opening via French doors onto the garden. A practical understairs storage cupboard provides further useful space.

The first-floor houses two well-proportioned double bedrooms and a family bathroom. Both bedrooms offer comfortable living spaces, with large windows providing plenty of natural light. The Jack-and-Jill family bathroom is centrally located, equipped with modern fixtures and fittings, and a shower over the bath. A spacious landing area connects all rooms, adding to the open and airy feel of this floor.

The second floor is dedicated to the luxurious main bedroom. This very generously sized room comes complete with a storage cupboard and built-in wardrobes, offering a private retreat and ample space. This floor also includes the stylish ensuite shower room with contemporary features.



Shirley is a highly desirable area with excellent amenities and transport links. The high street offers a mix of major chains, independent shops, and a variety of eateries and pubs. Efficient bus services connect Shirley to Birmingham city centre and Solihull town, while regular trains run from nearby stations between Birmingham, Leamington Spa, Stratford-upon-Avon, and London Marylebone, and other major towns. Within easy reach of the M42, Birmingham International Airport and the NEC are just an approx. 8.5-mile drive away. Solihull's well-known Touchwood Development also provides additional shopping, dining, and entertainment.

We have been advised by the vendor that the service charge for maintenance and upkeep of the gate and carpark is £415.56 per annum.

Details:

Entrance Hall

Kitchen 6'3"x11'8" (1.9mx3.56m)

Living Room 13'10"x16'5" (4.22mx5m)

Landing

Bedroom 2 13'10"x10'2" (4.22mx3.1m)

Bedroom 3 13'10"x9'4" (4.22mx2.84m)

Family Bathroom 6'1"x7'9" (1.85mx2.36m)

Stairway

Bedroom 1 13'11"x27'7" (4.24mx8.4m) Max.

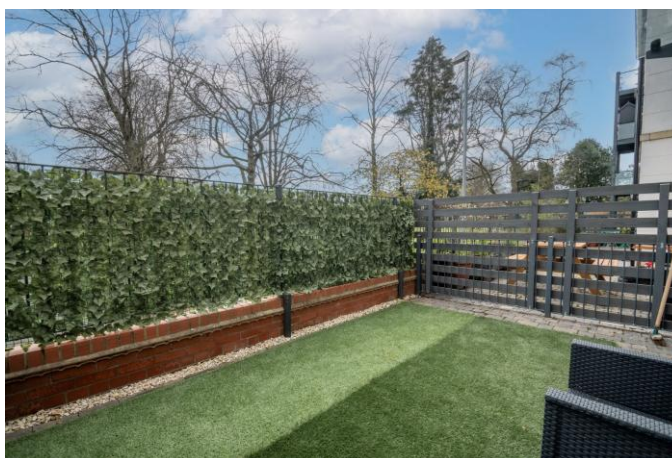
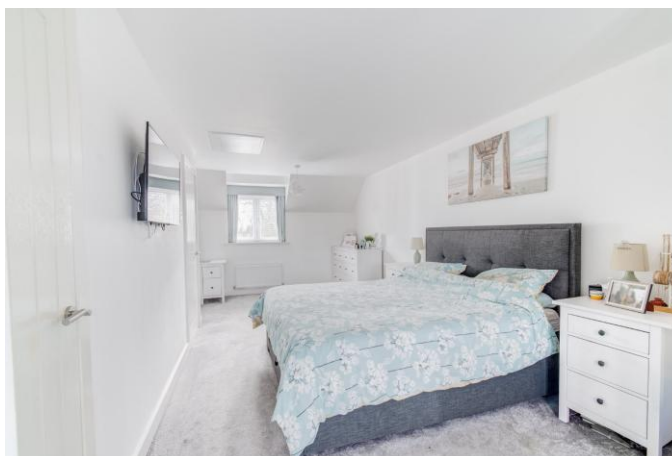
Ensuite Bathroom 4'7"x8'6" (1.4mx2.6m)

EPC Rating: C

Council Tax Band: D (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 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?

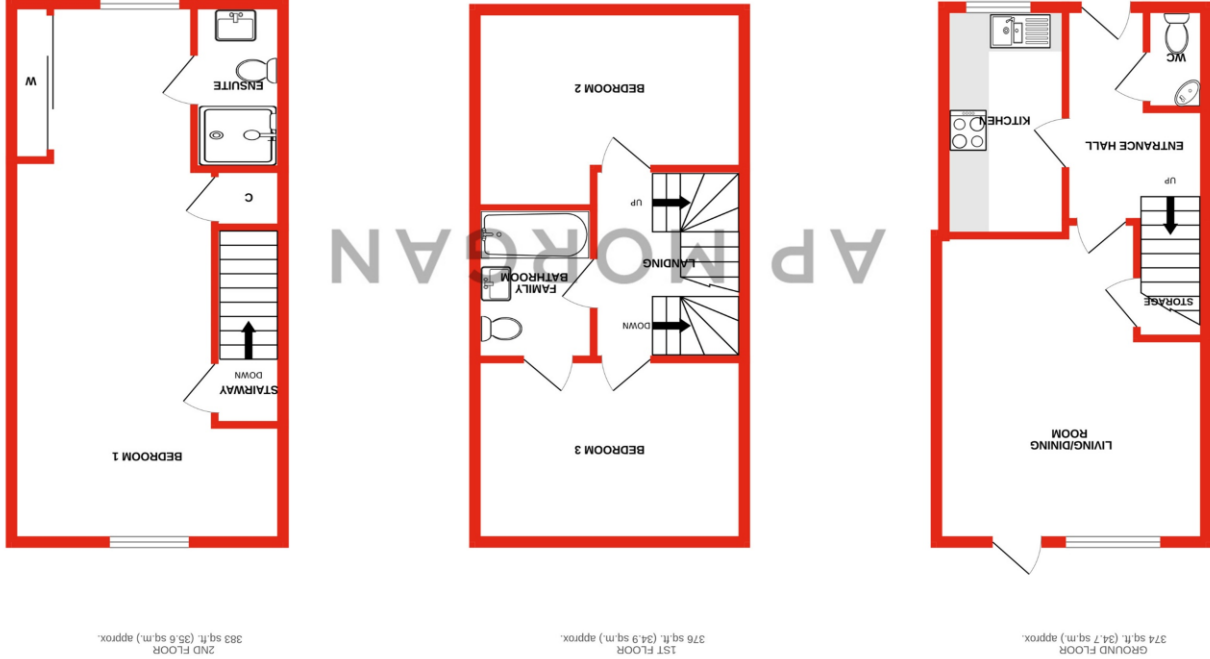
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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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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