

AP MORGAN



Olton Road, Shirley, Solihull
Offers Over £400,000

Features:

- Three to four double bedrooms
- Two to three reception rooms
- Family bathroom with separate WC
- Downstairs WC
- Off-street parking and garage
- Modernised kitchen
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers' fees apply
- The Modern Method of Auction

Description:

Property is offered for sale through the Modern Method of Auction which is operated by Iamsold Limited.

An AMAZING detached well-built home ready to make your own! Situated in the heart of Shirley, this generous, four-bedroom detached home offers an opportunity to add value, spacious driveway plus a garage, with a number of renovations made recently it's prime to make your own. CALL the team today 0121 817 8585

The property is approached via a sizeable block-paved driveway, accommodating several vehicles. Mature shrubs and a low wall screen the house from the road. The garage is accessed through an automated up-and-over door.

The property opens into an enclosed porch, opening then into a welcoming hallway connecting the ground floor rooms. The kitchen is a practical and well-appointed space, offering a gas hob with extractor hood, electric oven, integrated dishwasher, and an understairs pantry — maximising use of space. Adjacent to the kitchen is the dining room, a large and bright space with ample room for a dining table and additional furniture. Through a sliding door is the spacious lounge with a sizeable bay window overlooking the front garden. Bedroom Four, currently used as a second reception room, also looks out to the front. Extending from the kitchen is a practical utility room with counterspace, a sink, and plumbing for washing appliances. The handy downstairs WC completes the space. A door provides internal rear access to the garage.

Ascending to the first floor, the central landing has doors radiating to each room. Double Bedroom One, situated above the lounge, also provides a large bay window which fills the room with natural light. Bedroom Two is a cosy yet spacious room overlooking the rear garden, with plentiful space for a large double bed and freestanding furniture. Bedroom Three is another generous double bedroom, currently used for storage. The family bathroom, with separate WC, is home to a large vanity basin, bath with mains shower above, and a practical airing cupboard.

Outside, the rear garden opens from the utility room onto a patio area, walking onto an expansive stretch of lawn. The length and breadth of the garden space allows for delightful views of the open sky.



The property also benefits from gas central heating, double glazing throughout, and a partially boarded loft with integrated ladder.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Details:

Porch

Hallway

Kitchen 9'3"x8'6" (2.82mx2.6m)

Dining Room 12'9"x10'11" (3.89mx3.33m) Max.

Lounge 10'4"x16'3" (3.15mx4.95m) Incl. bay

Second Lounge/Bedroom 4 7'5"x14'3" (2.26mx4.34m)

Utility Room 10'7"x14'11" (3.23mx4.55m) Max.

WC 3'3"x2'6" (1mx0.76m)

Garage 10'7"x18' (3.23mx5.49m)

Landing

Bedroom 1 10'8"x17'5" (3.25mx5.3m) Incl. bay

Bedroom 2 13'10"x10'11" (4.22mx3.33m) Max.

Bedroom 3 11'6"x9'1" (3.5mx2.77m)

Bathroom 8'4"x5'7" (2.54mx1.7m)

WC 5'4"x2'7" (1.63mx0.79m)

EPC Rating: D

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?

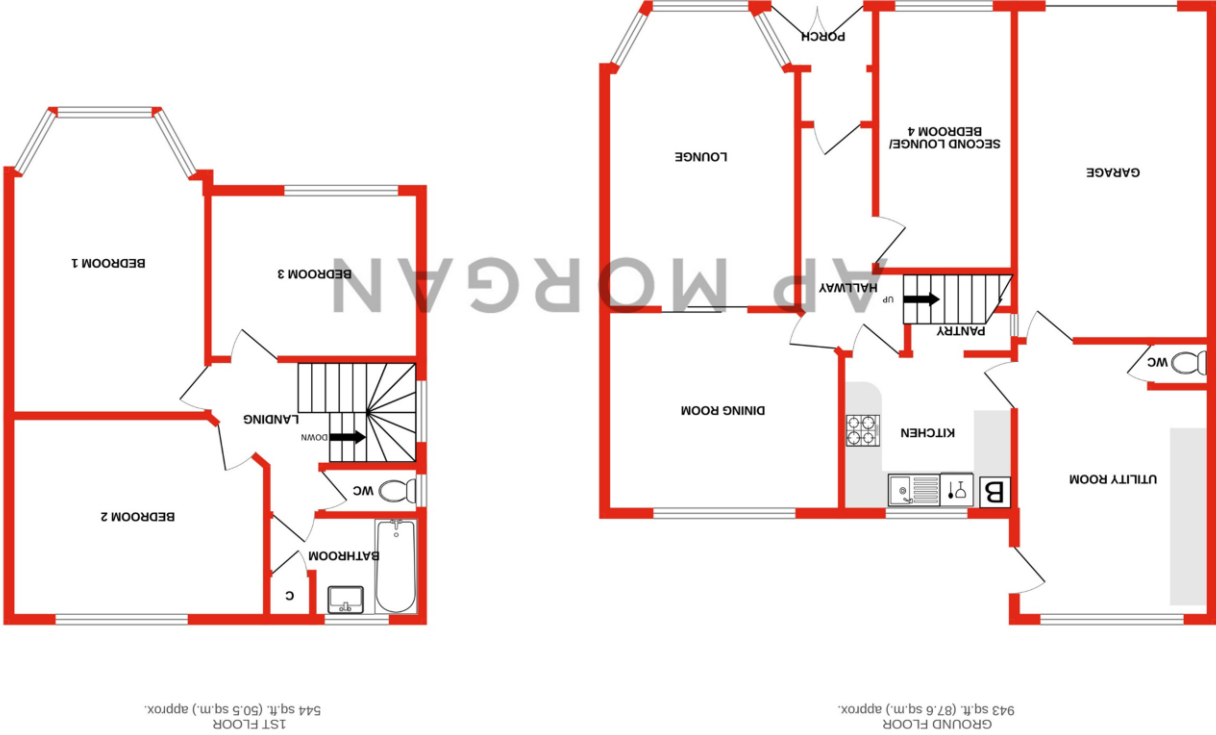
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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 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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