

AP MORGAN

Broom Lane, Shirley, Solihull
Asking Price £340,000

Features:

- Sought after location
- Two bedroom property
- Adjacent to canal
- Versatile layout
- Private and well-maintained rear garden
- Private gated carpark
- Designated parking space and garage

Description:

This well-presented two-bedroom property is nestled within a highly sought-after development on Broom Lane in Shirley. Enjoying a fantastic position adjacent to the canal, it offers both scenic walks on the doorstep and excellent transport links close by.

Tucked neatly away on Broom Lane, this charming property enjoys a peaceful position adjacent to the canal. One of a select few homes along this stretch, it offers a serene frontage and a sense of tranquillity.

A gated car park provides secure parking for residents and visitors alike and includes a private garage belonging to the property.

Inside the property, the porch opens into a spacious lounge, complete with a feature fireplace and staircase rising to the first floor. This leads through to a newly fitted contemporary kitchen, with sleek cabinetry, integrated appliances, and a breakfast bar. A door from the kitchen opens directly onto the rear garden and a convenient W/C completes the ground floor.

Upstairs, the property boasts two generously sized bedrooms, both featuring integrated storage. A newly fitted modern family shower room completes the upper level.

To the rear, the garden offers a generous patio area, bordered by established plants and mature trees. It provides a charming, private and low-maintenance outdoor space, with a gate leading directly into the gated car park.



Details:

Porch

Lounge 14'11" x 11'3" (4.55m x 3.43m)

Kitchen 11'8" x 10'2" (3.56m x 3.1m)

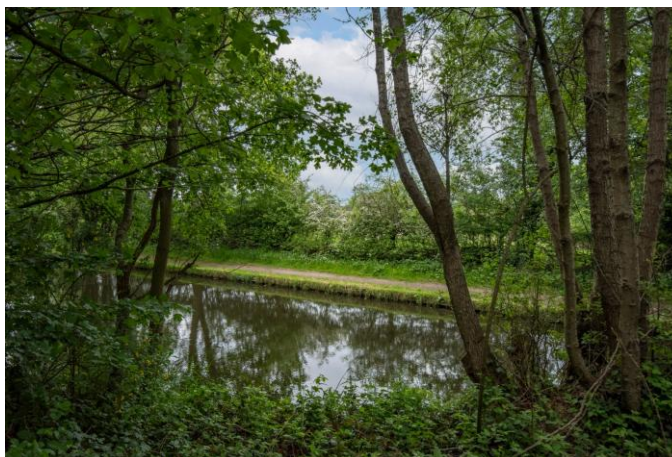
W/C

First floor landing

Bedroom One 11'8" x 10'6" (3.56m x 3.2m)

Bedroom Two 11'8" x 9'6" (3.56m x 2.9m)

Shower Room 7'2" x 6'2" (2.18m x 1.88m)



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.

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?

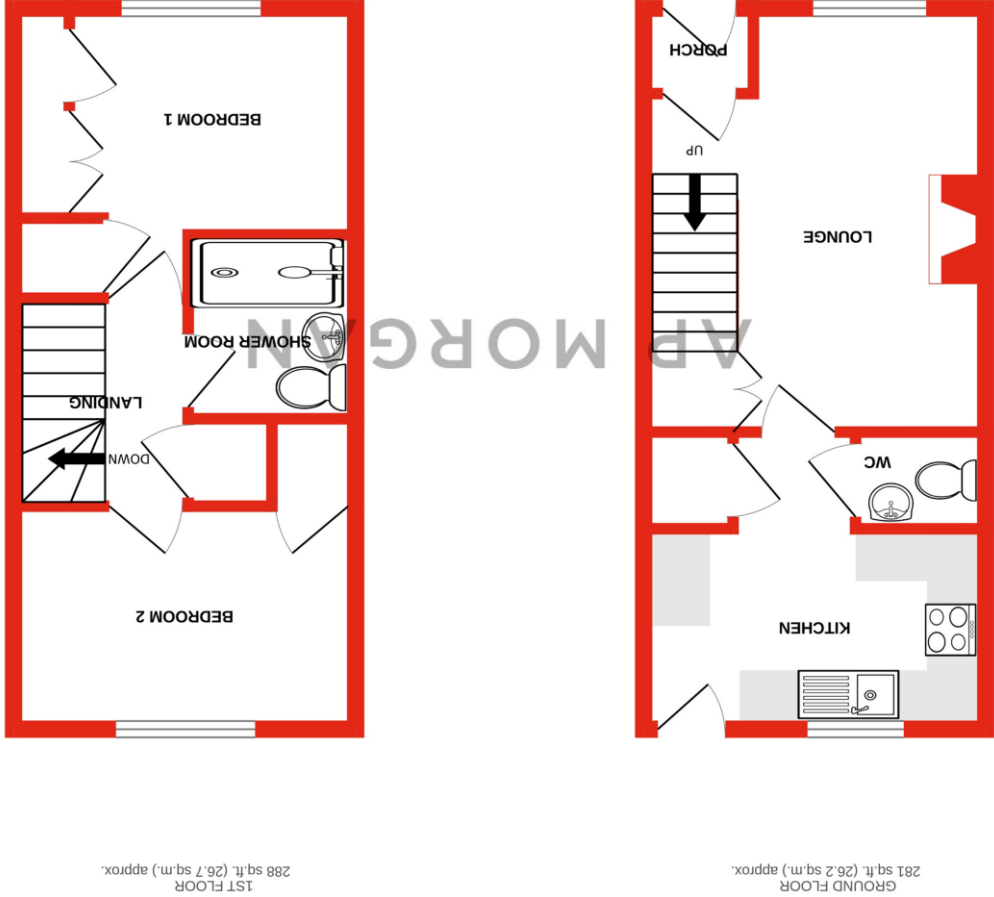
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



While every attempt has been made to ensure the accuracy of the diagram 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.
Made with Metropix ©2025

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.