

AP MORGAN



Amington Road, Shirley, Solihull
Offers Over £350,000

Features:

- Two double & one single bedrooms
- Spacious lounge
- Generous kitchen/diner
- Utility Room
- Large office
- Ground floor WC
- Off street parking
- Grass-laid rear garden

Description:

NO CHAIN This bold & beautiful three-bedroom, semi-detached house presents a spacious lounge, generous kitchen/diner, large office, ground floor WC, two double & one single bedrooms, off street parking and a large grass laid garden.

Approaching the property there is a brick paved drive with space for parking multiple vehicles and front access to the garage and the porch.

Entering the property through the porch and hall, the spacious lounge gives room for multiple suites and is illuminated by the front facing bay window. The kitchen/diner is generous with plenty of counter space and an integral double electric oven, electric hob and sink with additional space/plumbing for freestanding appliances. The diner section gives room for a dining table and chairs which access to the rear garden permitted through sliding patio door. The office is spacious giving ample room for a variety of furniture and configurations with the garage accessible also. The ground floor is completed by a utility room and a ground floor WC.

Ascending to the first floor, the landing presents Bedroom One, a spacious double looking to the front with integral storage, Bedroom Two is a further double looking to the rear and Bedroom Three is the single of the property looking to the front which presents integral storage and access to loft storage through fixed ladders. The shower room presents a washbasin, WC and shower.

The garden is large opening to a paved patio while continuing to a grass laid lawn, there is plenty of room for outdoor furniture and space for outdoor activities. The garden is bordered by wooden panel fencing and hedging.

Shirley is a highly desirable area with excellent amenities and transport links. The high street offers a mix of chains, independents, and a wide range of eateries and pubs.



Frequent bus services connect Shirley to Birmingham city centre and Solihull town, while regular trains also run from Shirley and Solihull to central Birmingham, Leamington Spa, Stratford-upon-Avon, and London Marylebone.

Details:

Porch

Hall

Lounge 15'3" x 11'11" (4.65m x 3.63m) Both Max

Kitchen/Diner 11'11" x 15'9" (3.63m x 4.8m)

Utility Room 11'1" x 6'11" (3.38m x 2.1m) Both Max

Ground Floor WC 2'2" x 4'9" (0.66m x 1.45m)

Office 10'6" x 8'7" (3.2m x 2.62m) Both Max

Garage 9'3" x 8'7" (2.82m x 2.62m) Both Max

Landing

Bedroom One 14'11" x 8'7" (4.55m x 2.62m) 12'9 to Wardrobes - Both Max

Bedroom Two 11'1" x 8'7" (3.38m x 2.62m)

Bedroom Three 9' x 6'10" (2.74m x 2.08m) Both Max

Shower Room 7'6" x 6'10" (2.29m x 2.08m) Both Max

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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

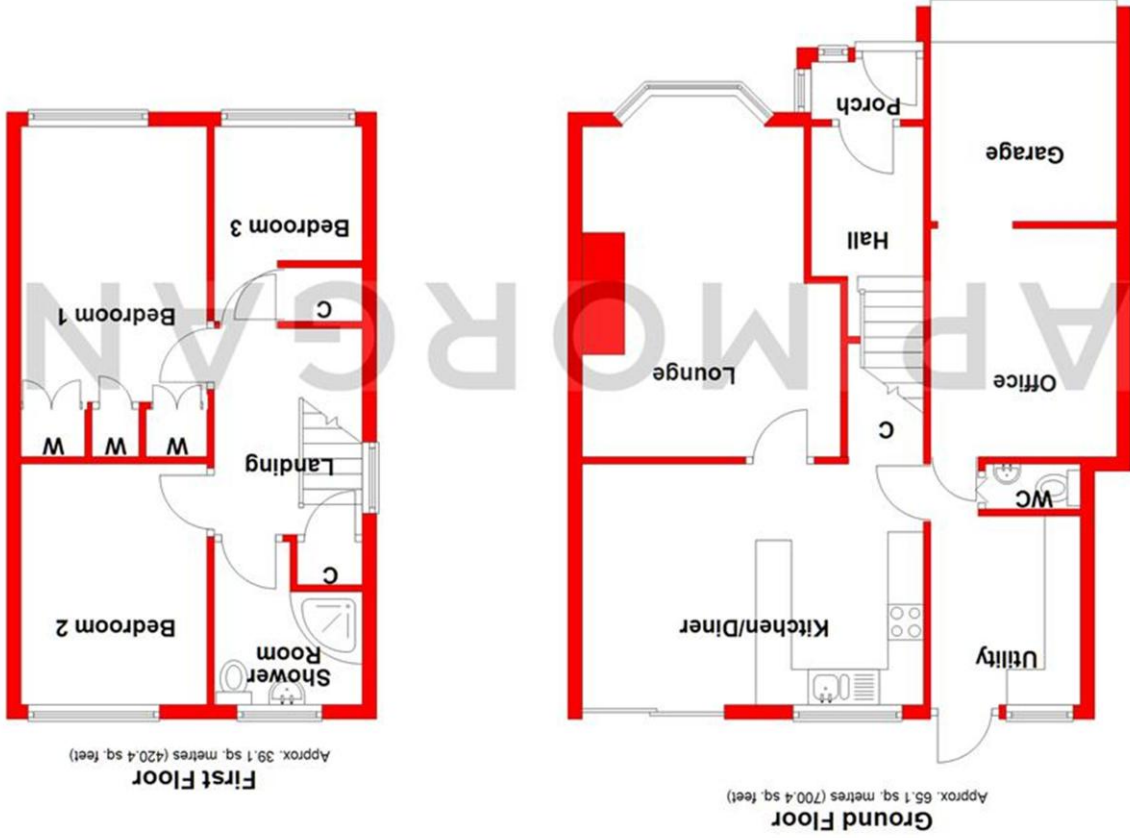
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Total area: approx. 104.1 sq. metres (1120.8 sq. feet)

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.

Plan produced using PlanUp.

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