

Features:

- Two double & one single bedrooms
- Spacious living room/diner
- Generous fitted kitchen
- Ground floor shower room/utility
- Plenty of storage
- Versatile rear garden
- Off street parking

Description:

This three-bedroom, semi-detached house presents, a spacious living room/diner, a generous fitted extended kitchen, a ground floor shower room, two double and one single bedrooms, a family bathroom, off-street parking and a versatile garden. This property is double glazed throughout.

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

Entering the property to the porch, there is a significant storage cupboard and hall; the spacious living room has space for multiple suites, and is bright, illuminated by a front facing bay window. The fitted kitchen is generous, presenting plenty of counter space with an integral gas hob, electric oven and sink. The rear garden is accessed from the kitchen/diner. The ground floor also presents a ground floor shower room, with a WC, washbasin and shower adjoining a utility laundry area with counterspace. Lastly, there is a large storage space with plenty of space for freestanding furniture in cloakroom.

Ascending to the first floor, the landing presents Bedroom One, a large double with integral storage. Bedroom Two is similarly a large double looing to the rear aspect also with integral storage. The family bathroom of the property presents a washbasin, WC and bath with integral storage.

The rear garden opens to a decked patio area with space for outdoor furniture, continuing to the grass laid lawn this is a versatile garden. There is also a rear facing double width garage which allows for plenty of storage and access from the garden and an access road to the rear. The garden is bordered by wooden panel fencing.

Situated in Solihull, a short drive to local amenities, this property is close to schools and supermarkets, shops, restaurants, and bars. Local public transport links like the nearby train station are also easily accessed with the M42, allowing access to major road networks.













Details:

Porch 3'10" x 11'1" (1.17m x 3.38m) Both Max

Bike Store 7' x 3'4" (2.13m x 1.02m)

Hall

Living Room/Diner 32'3" x 9'7" (9.83m x 2.92m) Both Max

Kitchen 9' x 18'2" (2.74m x 5.54m)

Cloakroom 10'1" x 4'11" (3.07m x 1.5m)

Shower Room 10'1" x 3'4" (3.07m x 1.02m)

Landing

Bedroom One 12'3" x 9'8" (3.73m x 2.95m) Both Max

Bedroom Two 12'1" x 9'5" (3.68m x 2.87m) Both Max

Bedroom Three 6'7" x 5'4" (2m x 1.63m)

Bathroom 7' x 5'5" (2.13m x 1.65m) Both Max

Double width garage 10' x 16'3" (3.05m x 4.95m)

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.





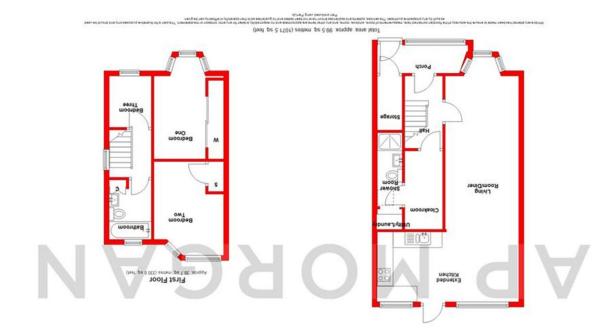












How can we help you?

Need a mortgage?

on 0121 817 8585, or visit their website for more information: The initial appointment is free and without obligation. Call us more quickly than if you were dealing with lenders directly. mortgage deal. They typically achieve mortgage offers much market for you to ensure you get the right lender and We recommend Wiser Mortgage Advice. They will search the

Property to sell? www.wisermortgageadvice.co.uk

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

Need a solicitor?

on cost and very reliable. Just ask for a quote. involved. We will instruct a reputable firm that is competitive buying/selling process, reducing the stress levels of all A good solicitor can save you literally weeks of time in the

Identity Checks

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

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. 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 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 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 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