

AP MORGAN



Aldershaws, Shirley, Solihull
Offers in excess of £350,000

Features:

- Envious Location
- Much Improved David Wilson Build
- Three Well-Proportioned Bedrooms
- Spacious Kitchen/Breakfast Room
- Gas Central Heating & Double Glazing
- Great School Catchment
- Close Proximity to Shopping Amenities
- Excellent Transport Links

Description:

IDYLLIC location! A beautifully maintained three-bedroom semi-detached home.

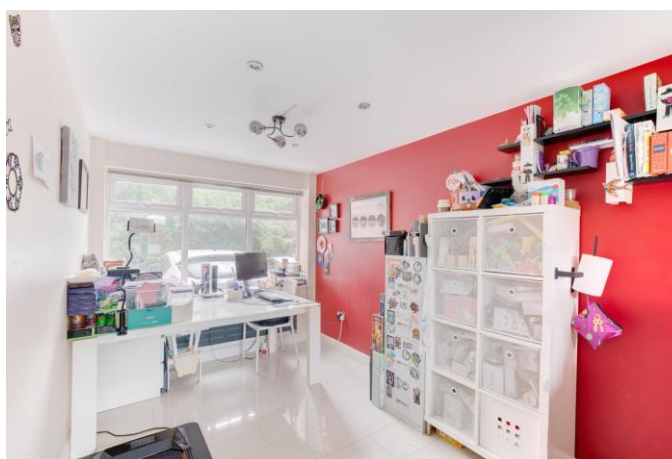
The property is approached via a private driveway, providing convenient off-road parking and a welcoming first impression in this sought-after residential setting.

Once inside, the welcoming interior briefly comprises an entrance hallway leading into a generous lounge, which flows seamlessly into the bright and airy dining area—ideal for entertaining or family meals. The modern kitchen/breakfast room offers ample storage and worktop space, with French doors opening directly onto the garden, enhancing the indoor-outdoor living feel.

Upstairs, the first floor hosts three well-sized bedrooms, including a spacious main bedroom to the front, a comfortable second double, and a third room perfect as a nursery, guest room, or home office. A modern family bathroom serves all three bedrooms.

Moving outside, the property enjoys an easily maintained rear garden, perfect for relaxing or outdoor entertaining with minimal upkeep.

Well situated, the home is within walking distance of Dickens Heath High Street, as well as Solihull and Shirley Town Centres. There are excellent local transport links, making it ideal for commuters, families, or those looking to enjoy the convenience of nearby amenities while living in a quiet and friendly neighbourhood.



Details:

Lounge 19.1 x 12.2 Both Max

Kitchen/Breakfast Room 21'4" x 7'3" (6.5m x 2.2m) Both Max

Dining Area 9'3" x 8' (2.82m x 2.44m)

Bedroom 1 13.2 x 12.3 Both Max

Bedroom 2 9'2" x 8'10" (2.8m x 2.7m) Both Max

Bedroom 3 9'1" x 8'4" (2.77m x 2.54m) Both Max

Bathroom 8'8" x 6'2" (2.64m x 1.88m)



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 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?

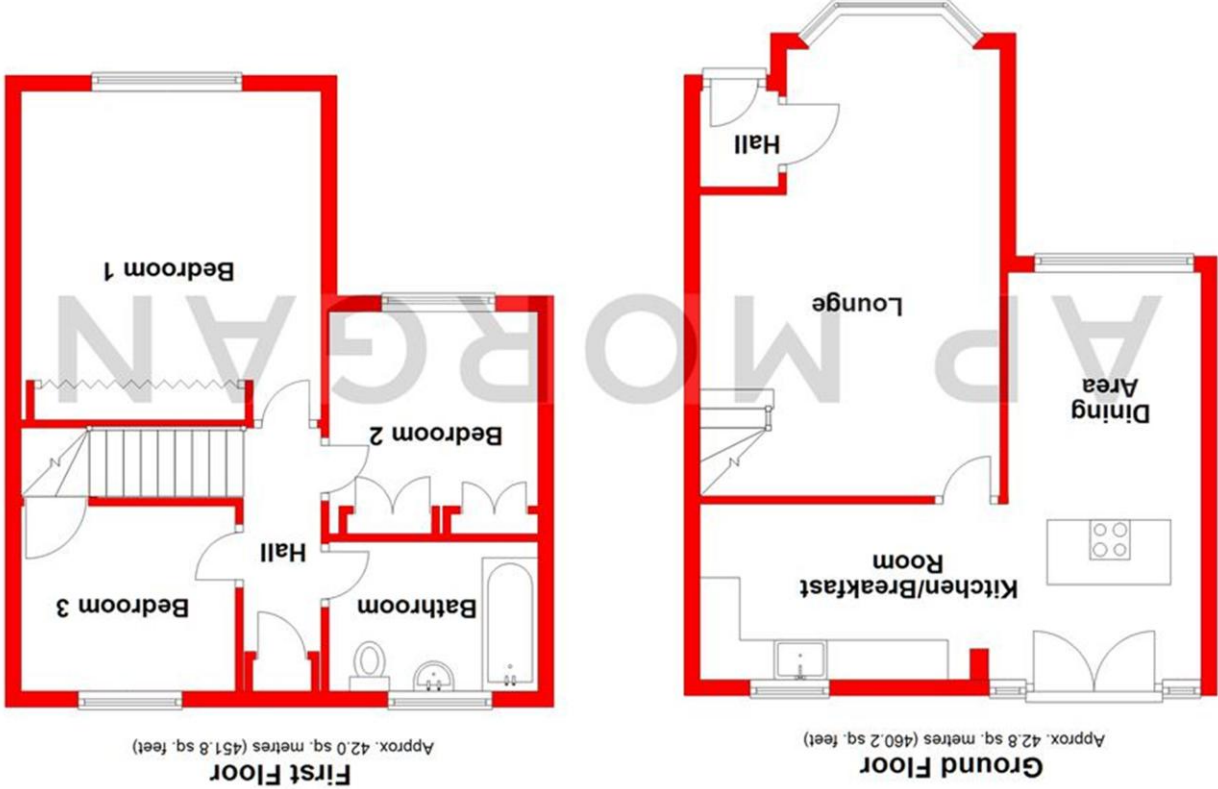
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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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.



Total area: approx. 84.7 sq. metres (912.0 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 Planlup.

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