

AP MORGAN



Stratford Road, Shirley
Offers in excess of £180,000

Features:

- First floor flat
- Open plan kitchen/diner & lounge
- Two double bedrooms
- Ensuite
- Plenty of space

Description:

This deceptively spacious two double bedroom first floor flat briefly comprises; a large open plan kitchen/diner/lounge, an en-suite, family bathroom, and plenty of storage.

Entering the flat, there is a large hallway which leads to a spacious open plan kitchen/diner/lounge which is bright due to large windows. The kitchen is fitted with integral appliances such as an electric hob, oven, washing machine, sink and fridge freezer and also offers space for a table and chairs. The living room presents plenty of room for a suite. The living room also has a sizeable cupboard space. The shower room is comfortable in size and presents a shower, wash basin and WC. Bedroom one is a large double which has plenty of space for a bed, freestanding furniture and gives access to an ensuite complete with washbasin, toilet and shower. Bedroom two is another sizeable double with views overlooking the rear of the property.

There is one allocated parking bay for the property and being situated on Shirley high street, Solihull, this property is in an attractive, convenient area close to local transport links and is a short walk to local amenities, such as restaurants, shops, and supermarkets. There is also easy access to the M42 and other major road networks.



Details:

Hall

Kitchen/Diner/Lounge 14'11" x 13'4" (4.55m x 4.06m) Both Max

Bedroom One 12'6" x 13'3" (3.8m x 4.04m) Both Max

Ensuite Bathroom 10' x 5'3" (3.05m x 1.6m)

Bedroom Two 8'10" x 10' (2.7m x 3.05m)

Bathroom 5'5" x 5'3" (1.65m x 1.6m) Both Max



EPC Rating: C

Council Tax Band: A (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.

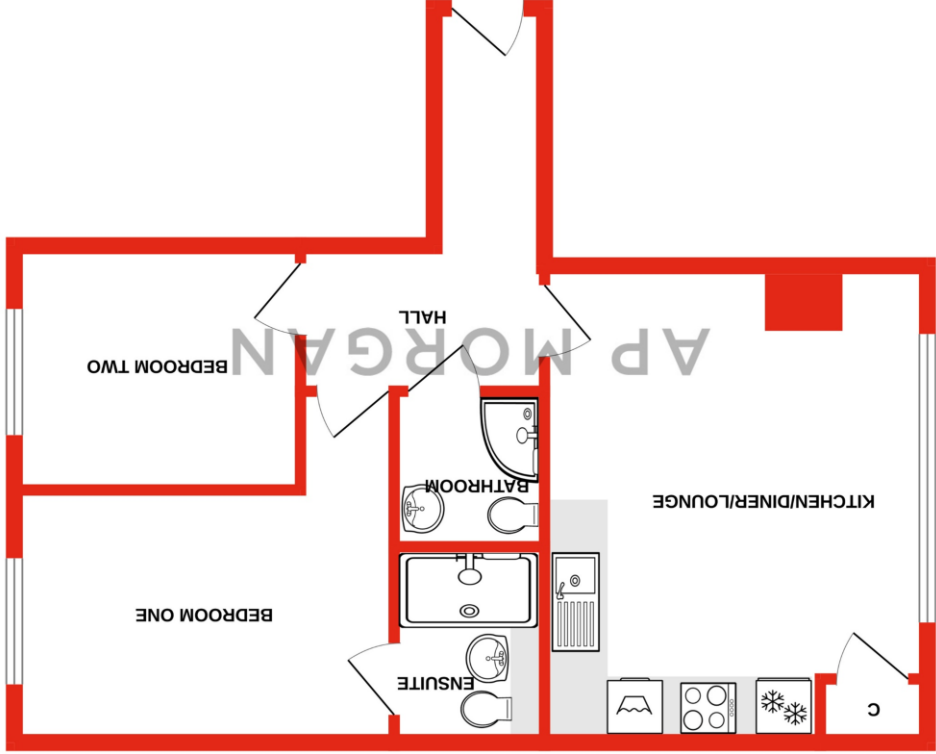
Need a solicitor?

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.

GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners 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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