

AP MORGAN



Shirley Park Road, Shirley, Solihull
Offers in the region of £310,000

Features:

- *Offered with no onward chain*
- A well-presented three-bedroom semi-detached home
- Modern open-plan kitchen/diner
- Spacious lounge
- Contemporary family bathroom
- Generous rear garden
- Private driveway parking
- Sought-after residential location

Description:

Offered with no onward chain

A well-presented three-bedroom semi-detached home offers spacious and well-balanced accommodation over two floors, ideal for growing families and professionals alike. This property is well situated in Shirley.

The ground floor accommodation briefly comprises a welcoming entrance porch, a hall, with stairs rising to the first-floor landing and understairs storage, a generously sized lounge perfect for relaxing or entertaining and the contemporary open-plan kitchen/diner, fitted with modern appliances (gas hob, oven/grill, sink) and providing direct access to the garden – ideal for summer gatherings or everyday family life.

Upstairs, the first floor offers three well-proportioned bedrooms. Bedroom one and Bedroom two are both spacious doubles, while Bedroom three (which easily fits a double bed) makes an ideal single bedroom, nursery or home office. The family bathroom is neatly finished and conveniently located off the central landing, providing a bath, with an overhead shower, WC and washbasin. There are also built-in storage cupboards on the landing and in Bedroom three, ensuring practical space for linens and essentials.

Externally, the property boasts a generous rear garden with a large patio area, lawn, and mature borders – a private and sunny space perfect for outdoor living. To the front, there is a wide driveway providing off-street parking for multiple vehicles.



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 3'1" x 6'2" (0.94m x 1.88m)

Hall

Lounge 12'10" x 13' (3.9m x 3.96m)

Kitchen/Diner 19' x 10'3" (5.8m x 3.12m)

Landing

Bedroom 1 12'11" x 11'10" (3.94m x 3.6m) max dimensions

Bedroom 2 10'7" x 11'4" (3.23m x 3.45m) max dimensions

Bedroom 3 8'4" x 8'6" (2.54m x 2.6m)

Bathroom 8'2" x 5'5" (2.5m x 1.65m)

EPC Rating: To be confirmed

Council Tax Band: B (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.wissemortgageadvice.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?

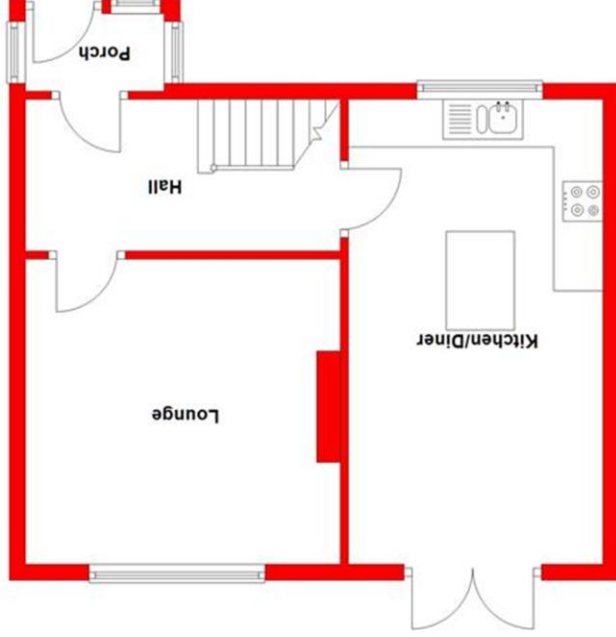
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.

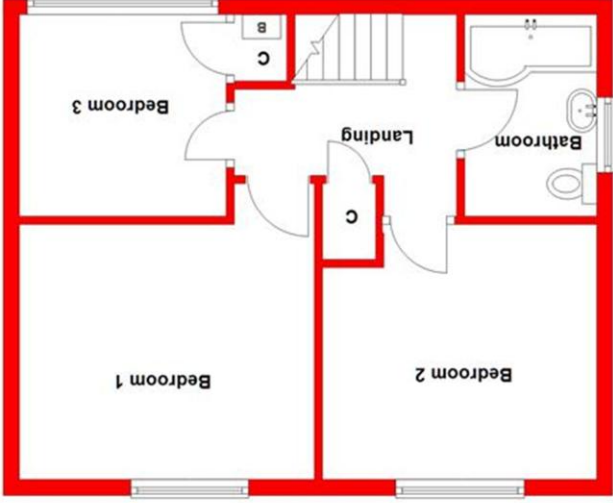
Ground Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



Total area: approx. 84.6 sq. metres (910.2 sq. feet)

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