

**AP MORGAN**



**Scorers Close, Shirley, Solihull**  
Offers in excess of £525,000



**Features:**

- An Extremely Well Presented & Extended Detached Property
- No Upward Chain
- Three Double Bedrooms
- Two Reception Rooms
- Conservatory & Orangery
- En-Suite & Family Bathroom
- Beautifully landscaped Rear Garden
- Garage and Driveway Parking

**Description:**

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Upon entry, you are greeted by a bright and spacious hallway leading to a well-proportioned living room, ideal for family relaxation and entertaining. The adjoining dining room offers seamless access to the charming conservatory, providing views of and access to the rear garden. The heart of the home is the stylish kitchen/breakfast room, complete with functional fittings and direct access to a delightful orangery, perfect as a relaxing morning space or secondary sitting area. A cloakroom and convenient access to the garage complete the ground floor layout.

Upstairs, the property offers three generous double bedrooms. The principal bedroom benefits from a private en-suite shower room, while the remaining two bedrooms are served by a well-appointed family bathroom. The landing area is airy and provides access to the loft for additional storage.

To the rear, the home boasts a well-landscaped garden with patio and lawned areas – perfect for outdoor dining, entertaining, or simply enjoying the sunshine in a private setting.

Well situated in a highly sought-after area, the property is within walking distance to well-regarded local schools and convenient local bus routes. Shirley High Street is also within easy reach, offering an array of amenities including shops, cafes, and restaurants. For commuters, the property offers excellent transport





links, with the M5, M6, M40, and M42 motorway networks all easily accessible.

**Details:**

**Entrance Hall**

**Cloakroom** 4'11" x 4'5" (1.5m x 1.35m)

**Living Room** 16'9" x 13'5" (5.1m x 4.1m) Both Max

**Garage** 9'2" x 18'8" (2.8m x 5.7m)

**Dining Room** 9'2" x 8'6" (2.8m x 2.6m)

**Kitchen Breakfast Room** 20'6" x 8'6" (6.25m x 2.6m) Both Max

**Conservatory** 12'2" x 8'10" (3.7m x 2.7m)

**Orangery** 8'6" x 7'7" (2.6m x 2.3m)

**Landing**

**Bedroom 1** 13' x 10'7" (3.96m x 3.23m) Both Max

**En-Suite**

**Bedroom 2** 10' x 11'2" (3.05m x 3.4m) Both Max

**Bedroom 3** 9'1" x 8'6" (2.77m x 2.6m)

**Bathroom** 6'7" x 5'5" (2m x 1.65m) Both Max

**EPC Rating:** D

**Council Tax Band:** E (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](http://www.wissermortgageadvice.co.uk)

### Property to sell?

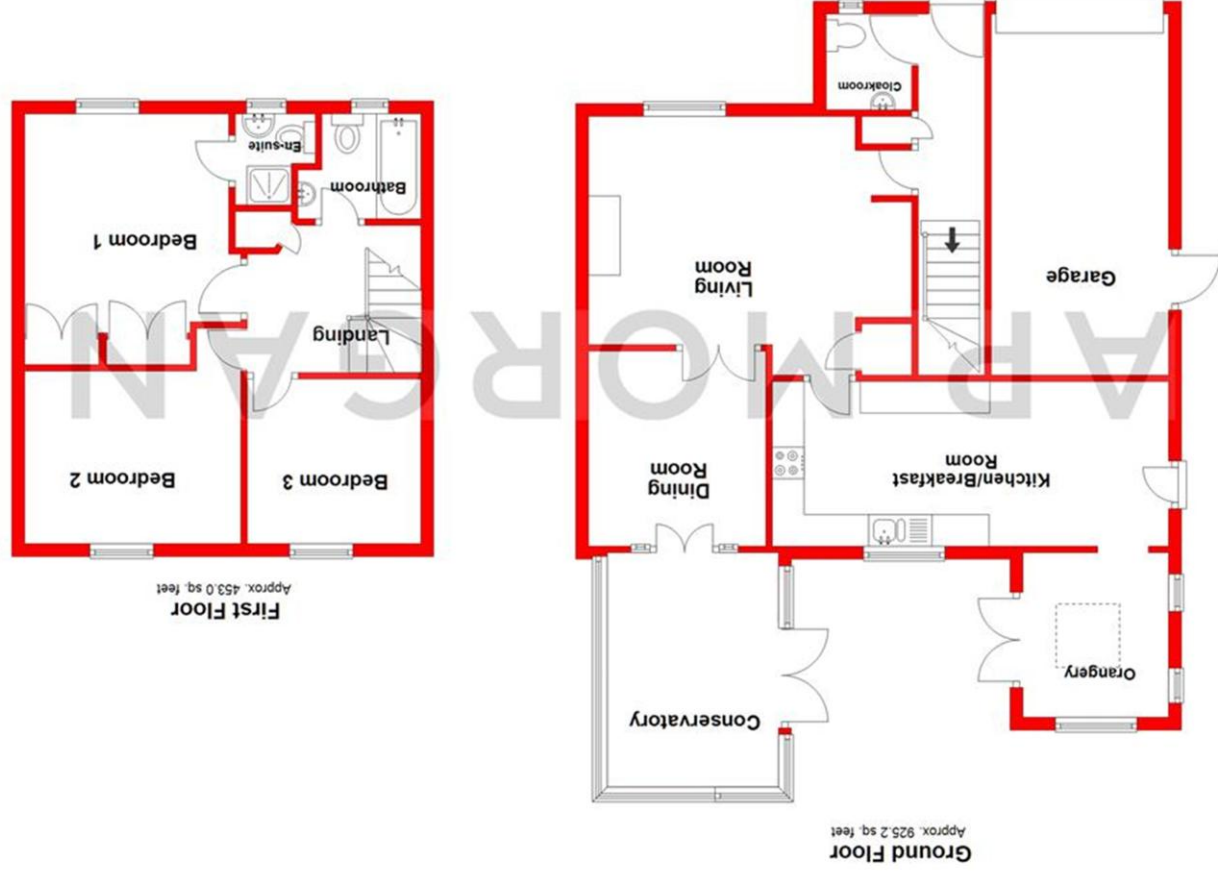
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### 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.



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.

Total area: approx. 1378.2 sq. feet

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