

AP MORGAN



Wolston Close, Shirley, Solihull
Offers in excess of £400,000

Features:

- Great Location
- Three storey town house
- Four Double bedrooms
- Jack and Jill en-suite
- Home Gym with Additional Storage
- Fitted Kitchen/Diner with Built-In Appliances
- Excellent School Catchment
- Close to Local Amenities

Description:

GREAT location is this four-bedroom end-of-terrace family home. The property is approached via a well-maintained front garden, leading to a welcoming entrance hallway that sets the tone for the rest of this spacious and well-presented townhouse.

This attractive four-bedroom townhouse is arranged over three floors, offering versatile accommodation ideal for families or professionals. The ground floor features a generous lounge with dual-aspect windows allowing for plenty of natural light, a convenient guest toilet, and a spacious kitchen/diner with built-in washing machine and dish washer. There are French doors opening out to the landscaped rear garden—perfect for entertaining or family meals.

On the first floor, there are two well-proportioned bedrooms, one with a Juliet balcony which can also be used as a second reception room. There is also a modern family bathroom. The second floor boasts the spacious principal bedroom, a second shower room, and an additional fourth bedroom, along with built-in storage areas on the landing.

Externally, the property enjoys a landscaped rear garden offering a private outdoor space for relaxation and play. The rear garage has been converted into a home gym and also boasts further storage space in the boarded loft area.

This well-maintained end-of-terrace home is ideally situated close to a range of local amenities including shops, restaurants, and schools. Excellent transport links provide easy access to Birmingham Airport, the NEC, and major motorway networks such as the M42 and M40, making it a practical choice for commuters.



Details:

Kitchen/Diner 12'7" x 3.59 (3.84m x 3.59)

Lounge 12'8" x 9'6" (3.86m x 2.9m) Both Max

Downstairs WC

Bedroom 1 12'7" x 3.30 (3.84m x 3.30) Both Max

Bedroom 2 12'8" x 11'8" (3.86m x 3.56m)

Bedroom 3 3.84 x 11'1" (3.84 x 3.38m) Both Max

Bedroom 4 12'7" x 8'1" (3.84m x 2.46m) Both Max

Bathroom 6'1" x 1.69 (1.85m x 1.69)

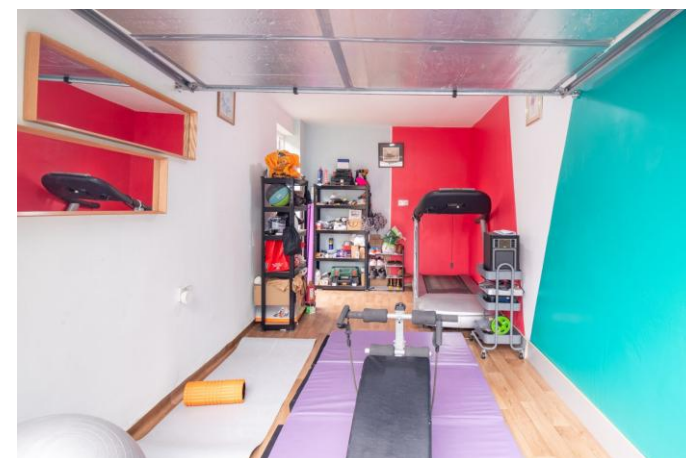
Shower Room 7'6" x 5'2" (2.29m x 1.57m) Both Max

EPC Rating: To be confirmed

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.

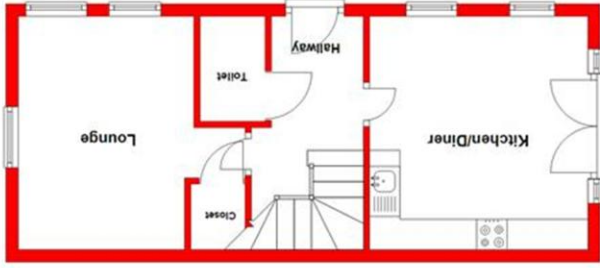
Need a solicitor?

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.

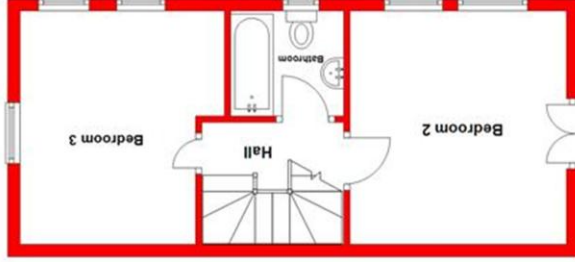
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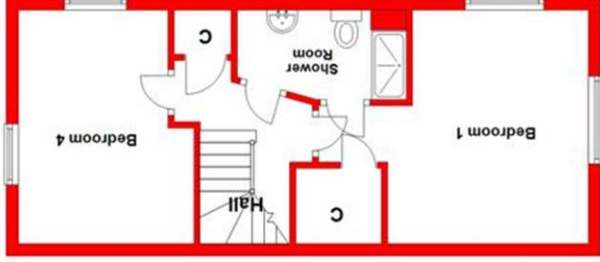
Ground Floor



First Floor



Second Floor



Total area: approx. 106.2 sq. metres (1142.9 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. Plans produced using Planlup.

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