

**AP MORGAN**



**Rumbush Lane, Shirley, Solihull**  
Asking Price £325,000

**Features:**

- Sought After Dickens Heath Village
- Well-presented Throughout
- Private Off-Road Parking
- Garage
- Spacious Lounge
- Fitted Kitchen
- Beautiful Conservatory
- Tidy Garden

**Description:**

Situated in a sought-after area is this beautifully presented three-bedroom semi-detached home, offering spacious and modern living accommodation throughout.

The property is approached via a private driveway providing off-road parking and access to a garage, creating both convenience and practicality.

Once inside, the welcoming hallway leads into a bright and spacious living room, ideal for family relaxation. To the rear sits a modern kitchen/diner with ample storage and workspace, which flows seamlessly into a generous conservatory, providing an excellent additional reception space with direct garden access. Upstairs, the property offers three well-proportioned bedrooms along with a stylish shower room.

Moving outside, the property enjoys a tidy and low-maintenance rear garden, perfect for outdoor entertaining or quiet enjoyment.

The home is well positioned for access to good school catchments, local amenities, and public transport links. It is also conveniently placed to access major motorway networks, making it ideal for commuters.



**Details:**

**Hall**

**Living Room** 16'8" x 10'5" (5.08m x 3.18m) Both Max

**Kitchen/Diner** 14' x 8'8" (4.27m x 2.64m)

**Conservatory** 10'7" x 8' (3.23m x 2.44m) Both Max

**Bedroom 1** 14' x 10'1" (4.27m x 3.07m) Both Max

**Bedroom 2** 8'11" x 7'9" (2.72m x 2.36m)

**Bedroom 3** 8'11" x 6'1" (2.72m x 1.85m)

**Shower Room** 6'5" x 5'5" (1.96m x 1.65m) 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.wissemortgageadvice.co.uk](http://www.wissemortgageadvice.co.uk)

Property to sell?

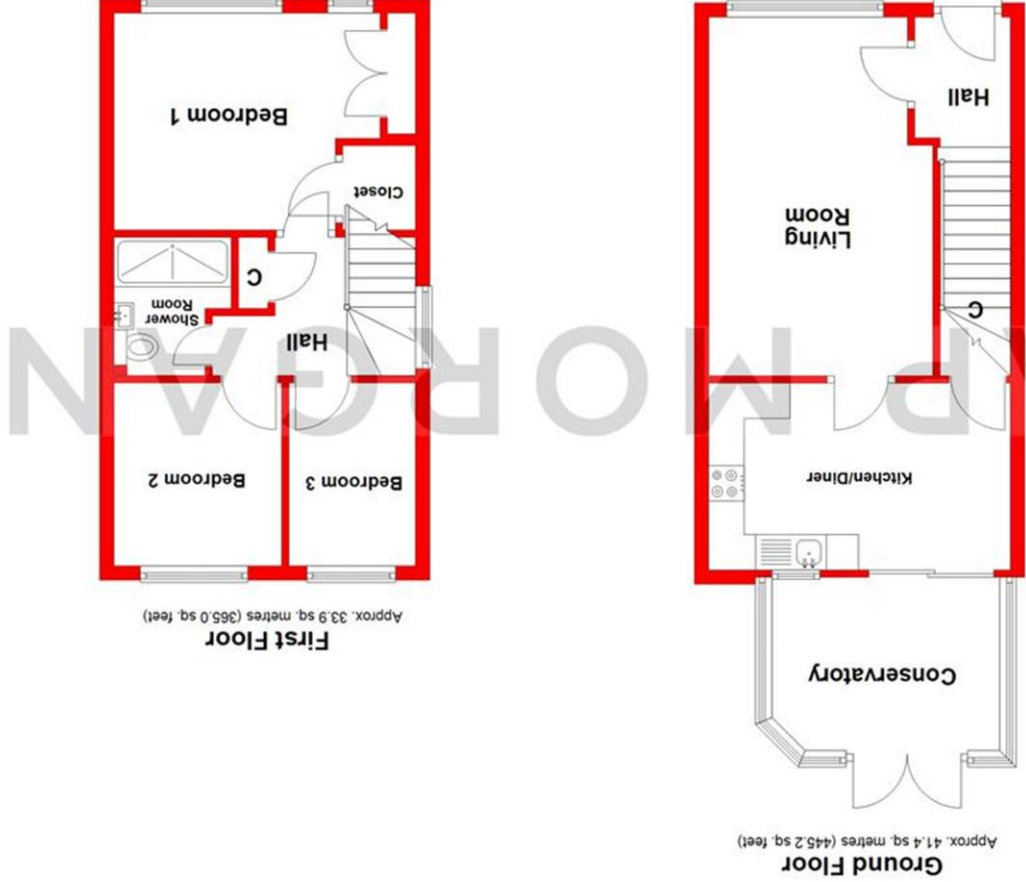
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Total area: approx. 75.3 sq. metres (810.2 sq. feet)

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 PlanUp.

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