

AP MORGAN



Berkeley Road, Shirley
Asking Price £275,000

Features:

- Popular Location
- Semi-Detached House
- 3 Bedrooms
- Lounge/Diner
- Integral Garage
- Off-Road Parking
- Landscaped Rear Garden
- Close to Local Shops and Amenities

Description:

OPPORTUNITY to modernise and add value to this three-bedroom semi-detached home. Offering spacious and practical accommodation throughout, this delightful property is ideal for families and professionals alike, with easy access to nearby amenities, schools, and transport links.

Approach

The property is approached via a private driveway providing off-road parking and access to the integral garage. A welcoming porch leads into the main entrance hallway.

Ground Floor

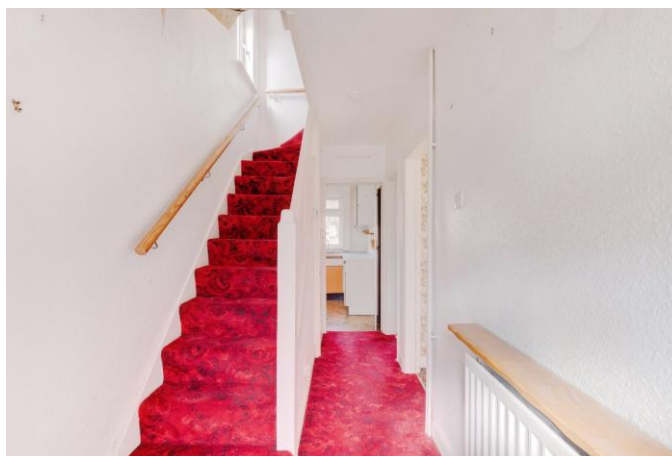
Once inside, the interior briefly comprises a bright and spacious lounge with a large front-facing window allowing plenty of natural light. To the rear, a separate dining room offers an excellent space for family meals and entertaining. A useful utility area connects to the garage, providing additional storage and functionality.

First Floor

The first-floor landing leads to three well-proportioned bedrooms, all offering comfortable accommodation. The family bathroom is fitted with a suite including a bath, wash basin, and WC.

Outside

Moving outside, the property enjoys an easily maintained rear garden, ideal for outdoor relaxation and dining, with the added benefit of a garden shed for storage.



Location

The property is close to well-regarded school catchments and conveniently placed for access to excellent transport links. Local shops, parks, and amenities are within easy reach, making this an attractive and convenient location for families.

Details:

Porch

Lounge 10'11" x 10'7" (3.33m x 3.23m)

Dining Room 11'1" x 10'7" (3.38m x 3.23m) Both Max

Kitchen 7'9" x 7'5" (2.36m x 2.26m)

Utility Room 7'9" x 6'11" (2.36m x 2.1m)

Garage 16'11" x 6'11" (5.16m x 2.1m)

Bedroom 1 10'11" x 10'5" (3.33m x 3.18m) Both Max

Bedroom 2 11'1" x 10'7" (3.38m x 3.23m) Both Max

Bedroom 3 7'8" x 7'5" (2.34m x 2.26m)

Bathroom 7'11" x 5'4" (2.41m x 1.63m) Both Max



EPC Rating: To be confirmed

Council Tax Band: C (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?

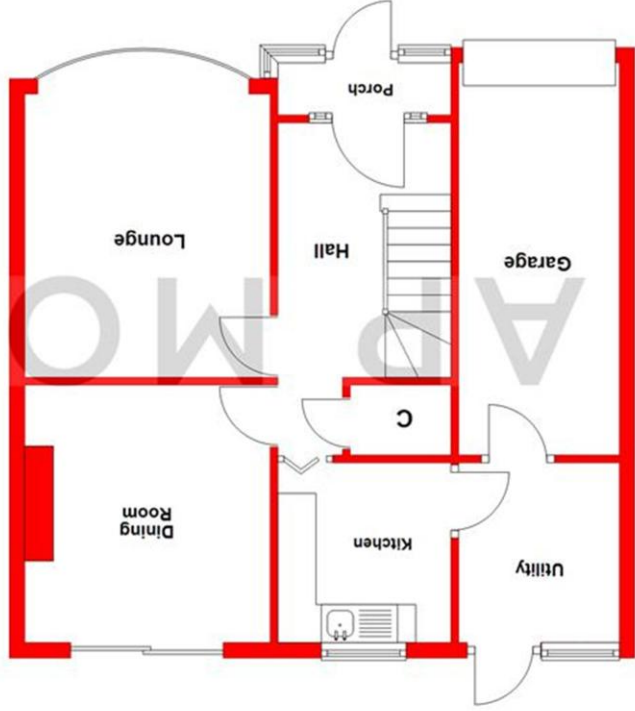
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

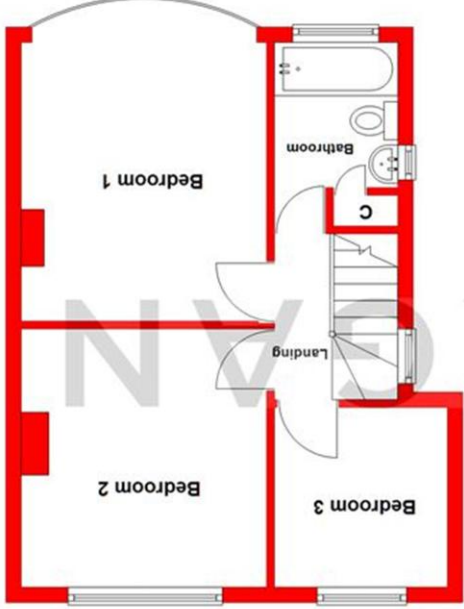
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Ground Floor
Approx. 57.0 sq. metres (613.9 sq. feet)



First Floor
Approx. 35.9 sq. metres (386.8 sq. feet)



Total area: approx. 93.0 sq. metres (1000.7 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.