



AP MORGAN

Snowford Close, Shirley, Solihull
Offers in excess of £390,000

Features:

- Beautifully presented semi-detached home
- Three bedrooms
- Desirable semi-rural location of Shirley
- Conveniently positioned for Shirley train station
- Stylish fitted kitchen & separate utility room
- Two reception rooms
- Modern re-fitted family bathroom
- Rear garden with garage store & block paved driveway

Description:

Nestled within a semi-rural cul-de-sac location in the highly desirable area of Shirley, Solihull, is this prime example of an extended three-bedroom semi-detached home.

The property is approached via a block-paved driveway with a further low-maintenance gravelled section and an enclosed porch leading to the front door.

Once inside, the particularly well-presented interior briefly comprises: entrance hallway, lounge with bow bay window to the front aspect, and a stylish fitted kitchen offering a range of wall and base units, an American-style fridge/freezer, integrated oven with gas hob over and built-in dishwasher. This space then extends through to an additional rear reception room offering a versatile area to be used as a sitting or dining room. To complete the ground floor layout, there is a separate utility room providing access to both the front and rear of the property, complete with a ground-floor W/C and a store room currently used as a home office.

Rising upstairs, the first-floor landing gives access to double bedrooms one and two, single bedroom three, and a modern refurbished family bathroom suite with shower over bath.

Moving outside, the property enjoys a well-maintained enclosed rear garden, laid to an initial paved seating area with steps leading up to a lawn enclosed by timber-fenced boundaries. In addition, there is a brick-built detached garage/store with power and lighting.

Set within a highly sought-after part of Shirley, the location offers the perfect blend of convenience and peaceful surroundings. The property is within easy walking distance of Shirley train station, providing direct links into Birmingham, ideal for commuters. The area also benefits from excellent local green spaces, including Haslucks Green Park and the nearby Palmers Rough, both offering scenic woodland and lakeside walks where a variety of birds and



wildlife can be spotted. Local shops, cafés and everyday amenities are close by, ensuring you can enjoy the tranquillity of the setting while remaining well-connected to everything Shirley and Solihull have to offer.

Details:

Porch 1.27 x 1.67 Both max

Hall

Lounge 4.60 x 3.65 Both max

Kitchen 3.24 x 4.62

Reception Room 2.43 x 4.22

Utility Room 5.58 x 2.07 Both max

W/C 1.70 x 1.11

Store 1.07 x 2.07

First Floor Landing

Bedroom One 4.60 x 2.80 Both max

Bedroom Two 3.24 x 2.53 Min exl wardrobe

Bedroom Three 2.98 x 1.94

Bathroom 2.28 x 1.94 Both max

Garage Store 5.38 x 2.65

EPC Rating: D

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.



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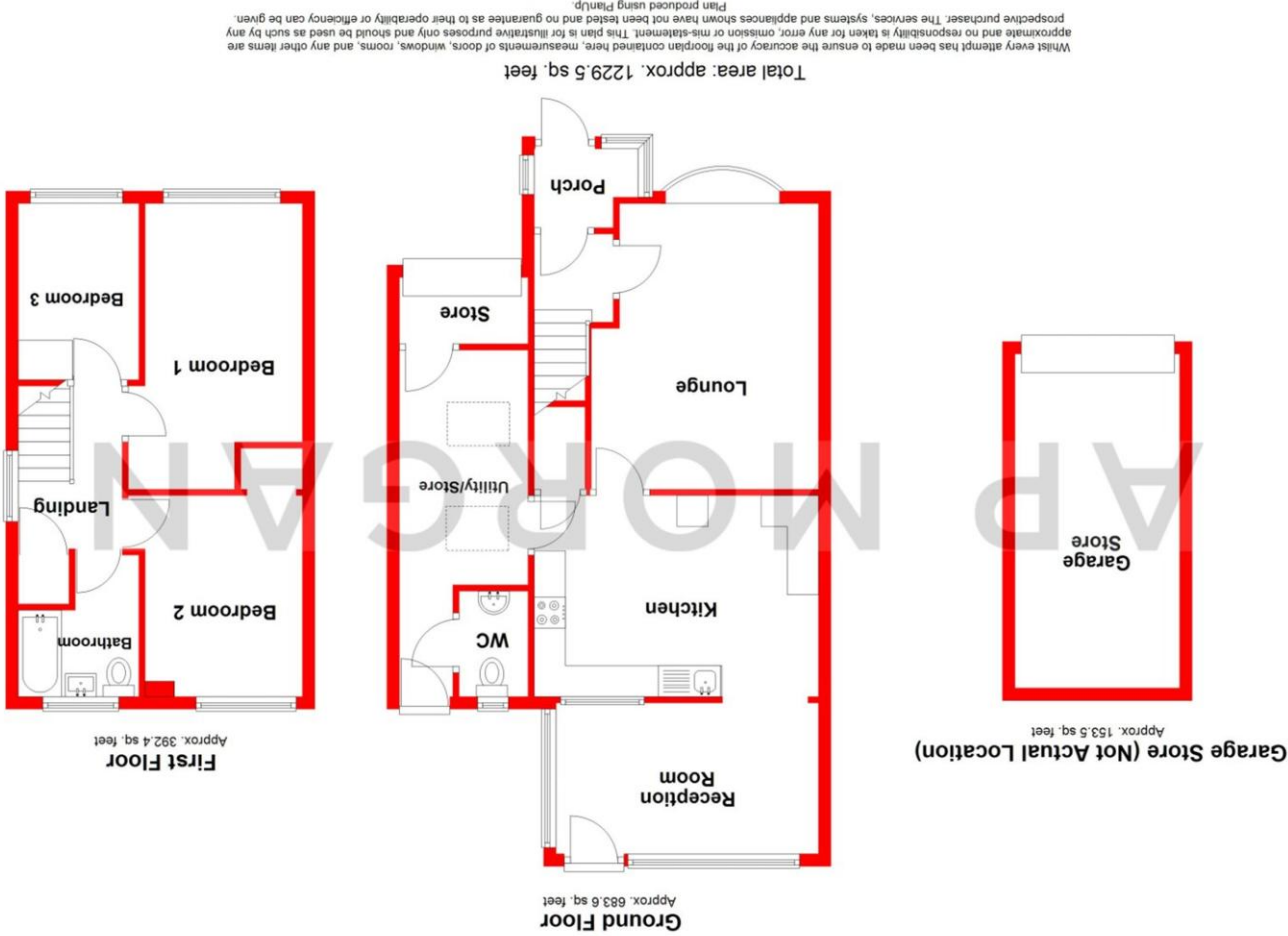
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