

**AP MORGAN**



**Stratford Road, Shirley, Solihull**  
Asking Price £250,000



### Features:

- READY TO ADD VALUE!
- Popular Central Location
- Alderbrook Catchment
- Three Bedroom Semi-Detached home
- Large Rear Garden with Additional Garden Area
- Close to Shopping Areas and Amenities
- Excellent Transport Links
- Lots of POTENTIAL!

### Description:

Situated in a popular and highly regarded location within the Alderbrook School catchment is this three-bedroom semi-detached home, offering an excellent opportunity for buyers looking to modernise and add value. The property benefits from a central position with generous accommodation and well-proportioned rooms throughout.

### Approach

The property is approached via a well-maintained fore garden, which offers the potential to be converted into a two-car driveway (subject to the necessary consents), providing off-road parking if desired. There is also the benefit of a garage and parking space to the rear of the property.

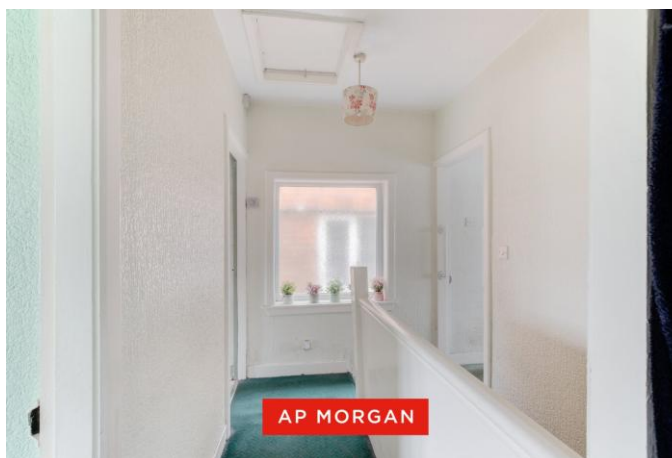
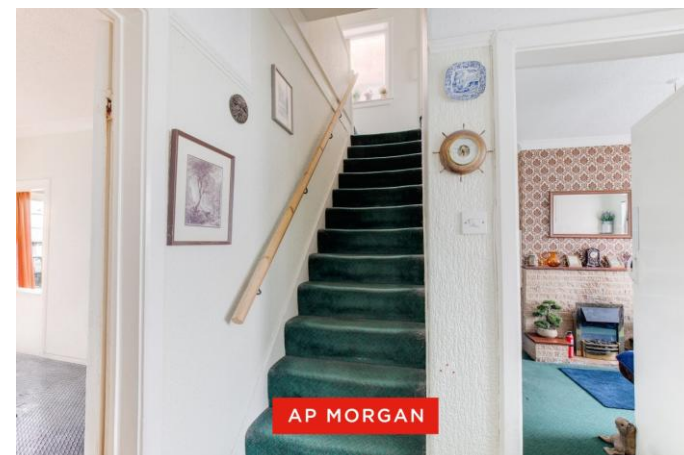
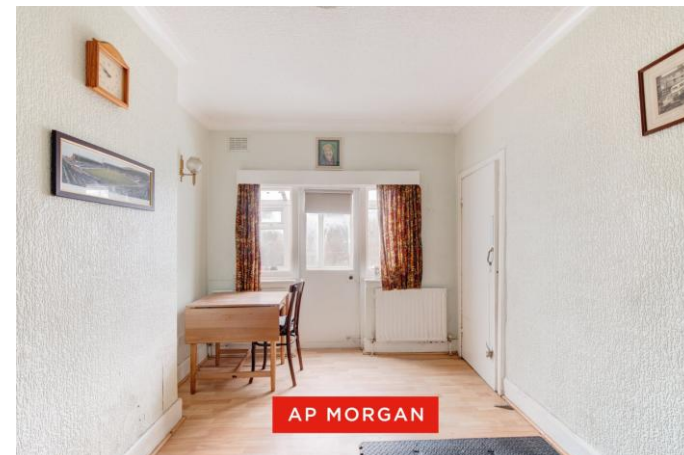
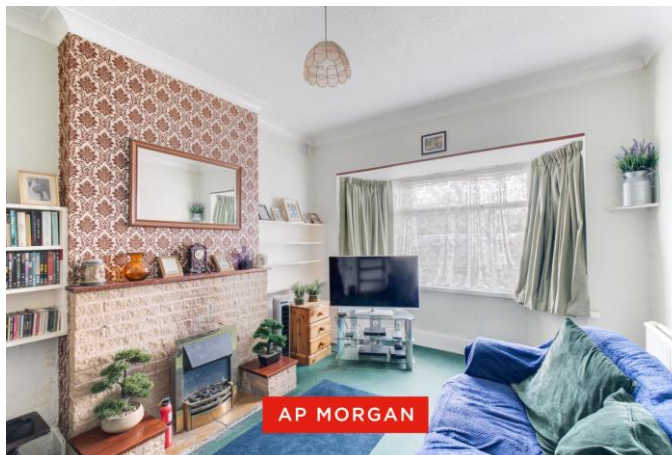
### Accommodation

Once inside, the interior briefly comprises an entrance porch leading into a welcoming hallway with access to a spacious living room featuring a bay window to the front. To the rear is a separate dining room, which connects through to the kitchen. From the kitchen there is access to a conservatory and veranda area, offering further scope for improvement and extension. Additional ground-floor storage is provided via a useful pantry, and there is also access to a rear shed.

To the first floor, the landing gives access to three bedrooms, including two generous doubles and a third single bedroom, along with a family bathroom.

### Outside

Moving outside, the property enjoys a landscaped rear garden, with the added benefit of a further large garden beyond—ideal for families, gardeners, or those seeking additional outdoor space.





## Location

The property is centrally located and within close proximity to local shops, retail parks, and everyday amenities. Excellent transport links are easily accessible, making this a convenient choice for commuters and families alike.

## Details:

**Entrance Porch** 5'8" x 3'1" (1.73m x 0.94m)

**Dining Room** 13'1" x 9'5" (4m x 2.87m)

**Living Room** 15'9" x 10'6" (4.8m x 3.2m) Both Max

**Conservatory** 10' x 6'3" (3.05m x 1.9m)

**Kitchen** 13'10" x 6'4" (4.22m x 1.93m)

**Veranda**

**Landing**

**Bedroom 1** 12'3" x 10'4" (3.73m x 3.15m)

**Bedroom 2** 10'3" x 9'7" (3.12m x 2.92m)

**Bedroom 3** 9'9" x 5'7" (2.97m x 1.7m)

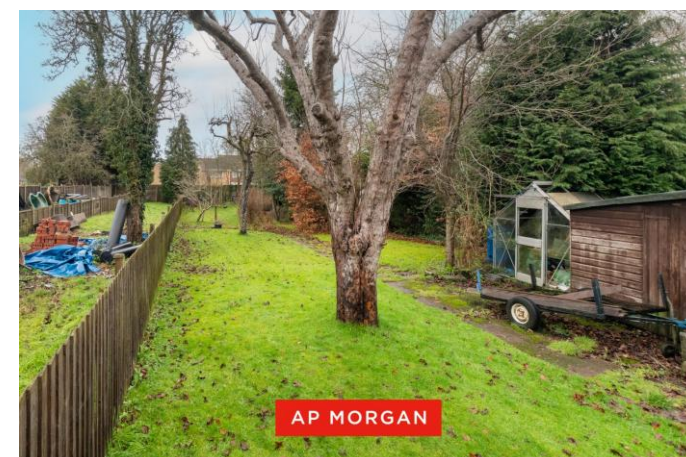
**Bathroom** 10'2" x 6'3" (3.1m x 1.9m)

**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.



## 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?

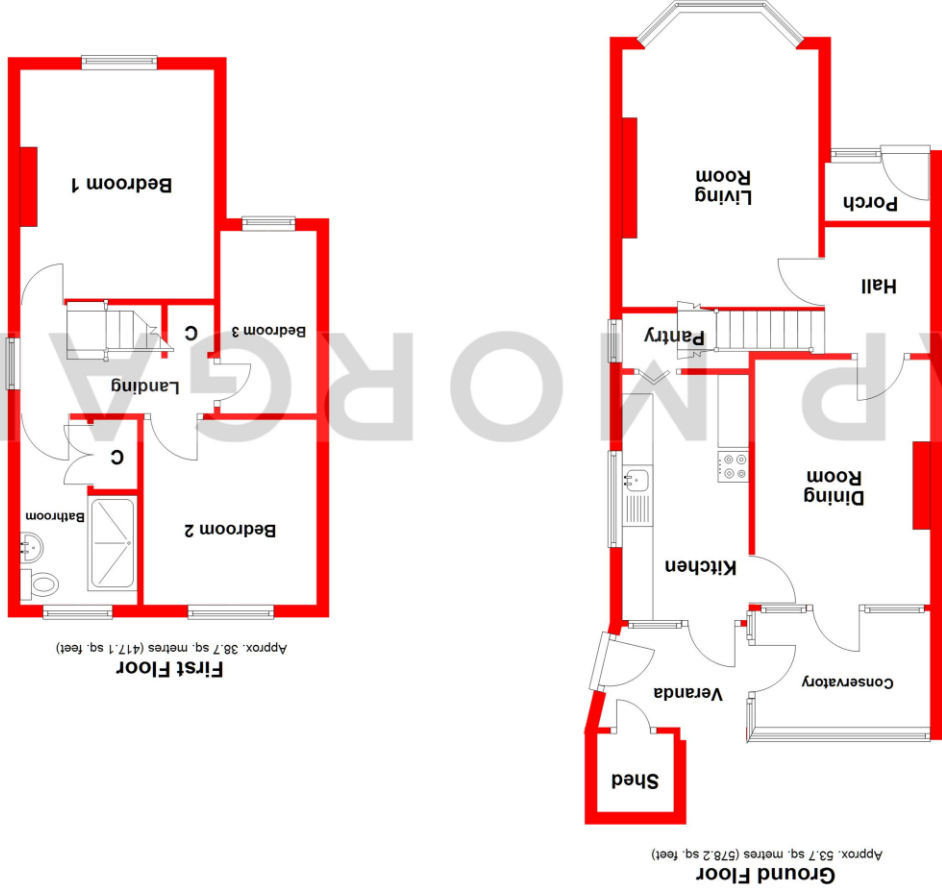
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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