

AP MORGAN



Hollywood Works Close, Shirley, Solihull
Offers in excess of £390,000

Features:

- Desirable Shirley Location
- Immaculately Presented
- Modern Three Bedroom Detached Home
- Two Allocated Parking Spaces
- Spacious Lounge with Study Area
- Master Suite with En-suite
- Open-Plan Kitchen/Dining
- Excellent School Catchment & Transport Links

Description:

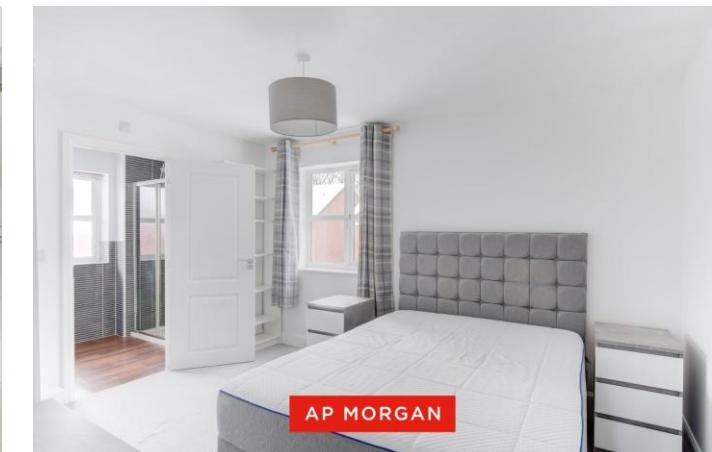
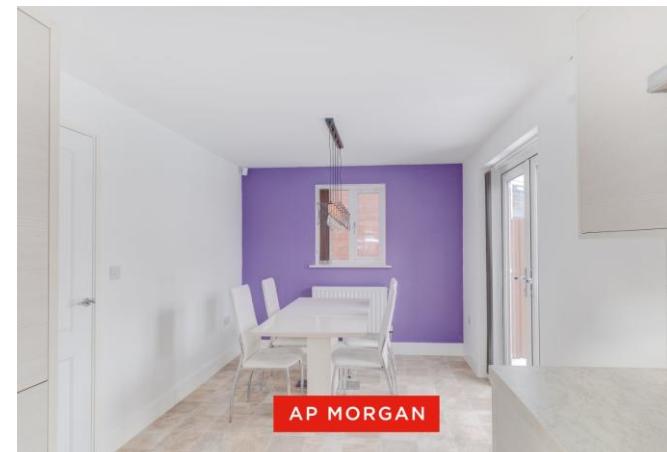
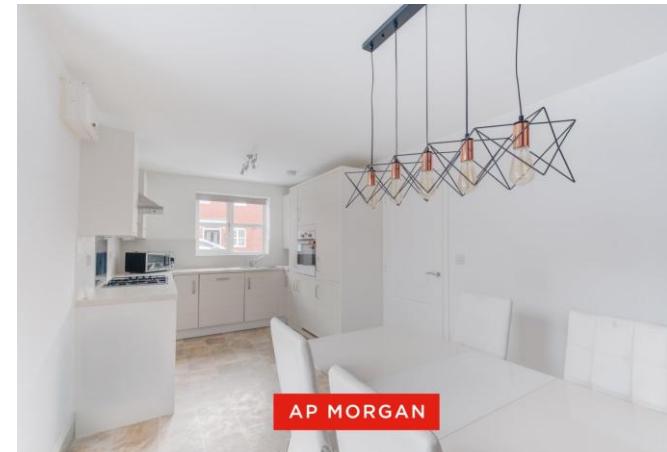
Nestled in the desirable locale of Shirley, this impeccably presented three-bedroom detached residence offers a harmonious blend of contemporary living and convenience. Welcomed by a beautifully landscaped fore garden, the property exudes curb appeal and sets the stage for the exceptional home within. To the side, a tandem driveway provides parking for two vehicles.

Stepping inside, the interior unfolds with a thoughtfully designed layout. The inviting living room serves as the heart of the home, bathed in natural light and seamlessly connecting to the modern kitchen/dining room. This open-plan space is perfect for both casual family meals and more formal entertaining, creating a warm and inclusive atmosphere. A conveniently located WC adds to the practicality of the ground floor.

Ascending to the first floor, you'll discover a luxurious master bedroom complete with a private en-suite, offering a tranquil retreat. Two further well-proportioned bedrooms provide ample space for family, guests, or a home office. A stylish family bathroom serves the additional bedrooms, ensuring comfort and convenience for all.

Outside, the landscaped garden beckons with a charming patio area, providing an idyllic setting for alfresco dining, summer barbecues, and relaxation.

Families will appreciate the property's prime location within the catchment area of highly regarded schools. A short drive will take you to Shirley High Street, where an array of shops, restaurants, and bars await. Excellent public transport links and easy access to the main motorway networks further enhance the appeal of this exceptional home.



Details:

Hall

Downstairs WC 6'7" x 3'3" (2m x 1m)



Living Room 18'8" x 9'11" (5.7m x 3.02m)



Kitchen/Dining Room 18'8" x 9' (5.7m x 2.74m)



Landing

Master Bedroom 12'10" x 10'6" (3.9m x 3.2m)



En-Suite 5'6" x 8'9" (1.68m x 2.67m)



Bedroom 2 11'1" x 9'5" (3.38m x 2.87m) Both Max



Bedroom 3 7'3" x 9'5" (2.2m x 2.87m)

Bathroom 5'6" x 7'11" (1.68m x 2.41m)

EPC Rating: B

Council Tax Band: E (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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We recommend Wisper 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 871 5855, or visit their website for more information: www.wispermortgageadvice.co.uk

How can we help you?

