

AP MORGAN



**Ringswood Road, Solihull.**  
Asking Price £265,000

### Features:

- Quiet and Popular Location
- Three Bedroom Mid Terrace Home
- Private off-Road Parking for Two Smaller Cars
- Fitted Kitchen/Diner
- Conservatory-Style Extension
- School Catchment for Tudor Grange and St. Peter's
- Low maintenance Landscaped Rear Garden
- Close to Local Shops, Restaurants and Amenities

### Description:

Nestled in a highly desirable location, renowned for its proximity to excellent schools like Tudor Grange and St. Peter's, this beautifully presented three-bedroom terraced property offers a blend of comfort, convenience, and modern living.

Boasting well-proportioned rooms and a thoughtfully designed layout, this home is perfect for families and professionals alike.

### Approach:

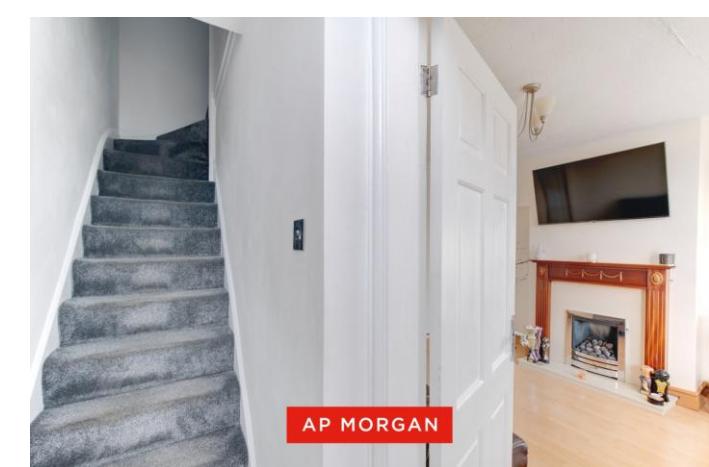
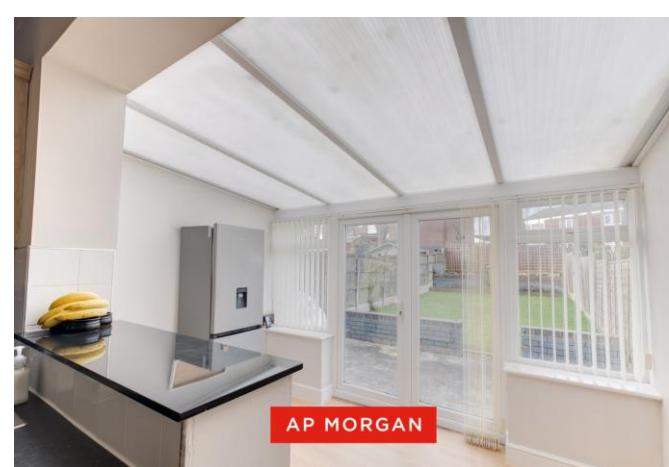
The property is approached via a private driveway, providing convenient off-road parking for two smaller vehicles. Stepping inside, you're immediately greeted by a sense of warmth and style.

### Ground Floor Accommodation:

The ground floor features a bright and inviting living room, providing a comfortable space for relaxation and family time. Adjacent to this is a well-equipped kitchen/diner, offering ample space for meal preparation and casual dining. The kitchen is designed to be both functional and stylish, making it the heart of the home. A notable feature is the rear conservatory-style extension, adding valuable living space and bringing the outdoors in. Constructed with brick side walls for privacy and insulation, the conservatory boasts French doors that open onto the rear patio, seamlessly connecting the indoor and outdoor spaces. A polycarbonate roof allows for plenty of natural light, creating a bright and airy atmosphere.

### First Floor Accommodation:

Ascending to the first floor, you'll discover three well-appointed bedrooms, each offering a comfortable and private retreat. A family bathroom serves the bedrooms, featuring modern fixtures and fittings.



#### Outdoor:

The property benefits from a low-maintenance rear garden, providing a private and peaceful outdoor space. Perfect for al fresco dining, entertaining, or simply unwinding after a long day, the garden is designed for easy enjoyment.

#### Location:

The property's central location offers unparalleled convenience. A wide array of local shops, restaurants, and amenities are within easy reach, catering to all your daily needs. Furthermore, excellent transport links are readily accessible, ensuring effortless commuting and connectivity to the wider area.

#### Details:

Hall

**Living Room** 12'10" x 11'8" (3.9m x 3.56m) Both Max

**Kitchen/Diner** 15' x 10'11" (4.57m x 3.33m) Both Max

**Conservatory/Extension** 10'7" x 6'10" (3.23m x 2.08m)

Landing

**Bedroom 1** 10'11" x 8'9" (3.33m x 2.67m)

**Bedroom 2** 10'2" x 8'9" (3.1m x 2.67m)

**Bedroom 3** 9'10" x 9'8" (3m x 2.95m) Both Max

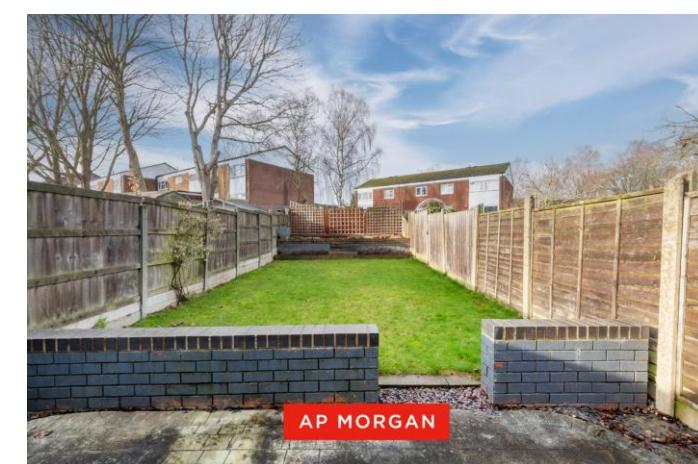
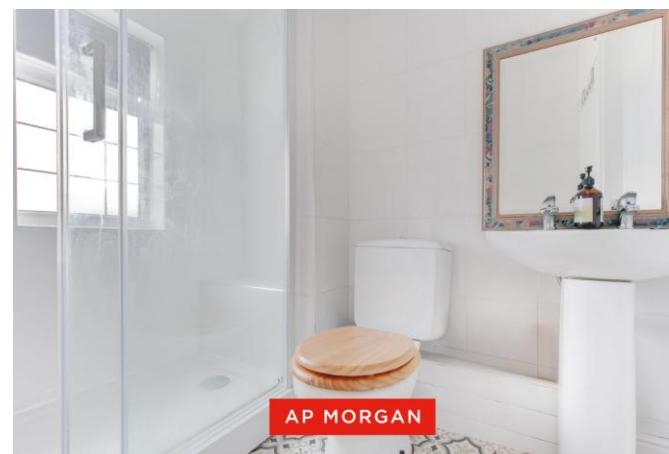
**Bathroom** 6'11" x 5'10" (2.1m x 1.78m)

**EPC Rating:** E

**Council Tax Band:** B (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 Wiser Mortgagage Advice. They will search the market for you to ensure you get the right lender and

mortgage deal. They typically achieve mortgagage 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.wisermortgageltd.co.uk](http://www.wisermortgageltd.co.uk)

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If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before视閑ing, 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.

### Property to sell?

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

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 layout, measurements of doors, windows, rooms, and other items are approximate and no responsibility is taken for any errors, 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 is given.

Plan produced using PlanIt Pro.

**Ground Floor**

Approx. 37.9 sq. metres (408.5 sq. feet)

**First Floor**

Approx. 33.3 sq. metres (358.4 sq. feet)

Total area: approx. 71.2 sq. metres (766.9 sq. feet)

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Landing

Living Room

Kitchen/Diner

Conservatory/Extension

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No statement in these details is to be relied upon as representative of fact, and purchasers should satisfy themselves as to the accuracy of the statements contained within. These details do not constitute any part of No statement in these details is to be relied upon as representative of fact, and purchasers should satisfy themselves as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.