

Need a Mortgage in principle to make offers? Call us now for quick assistance!  
0121 775 0101



Do you need to sell? Start your journey now! Call us we can help.  
0121 775 0101



**45 Moreton Road**  
Shirley, B90 3EH  
Offers in the Region of £465,000

**SCAN FOR MORE INFO**  
**SIZE** - 1726 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - C  
**BROADBAND** - Upload Max 1000Mbps Download Max 1800Mbps  
**MOBILE SERVICES** - 3 - 86%, EE - 83%, Vodafone - 76%, 02 - 75%  
**EPC** - D - 61  
**PARKING** - For at least 2 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

This delightful semi-detached house offers a perfect blend of traditional charm and modern convenience and has been extended and converted to create a fabulous family home.

**FEATURES**

- Well Presented Semi-Detached Property
- Extended & Converted
- Two Large Reception Rooms
- Modern Fitted Kitchen
- Ground Floor Shower Room
- Two Good Sized Double Bedrooms
- Third Single/Nursery/Home Office
- Family Bathroom
- Large Versatile Second Floor Room
- Private Rear Garden with Garden Room
- Driveway Parking & Single Detached Garage
- Convenient Location

Are you an investor interested in expanding your portfolio?

**Call 0121 775 0101 to provide your investment criteria for alerts.**



**Sneak Peeks**

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

**HTSPMD**

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

**The Landlord Club**

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

**The Mortgage Update**

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.

SCAN TO VIEW OUR WEEKLY FILMS & SUBSCRIBE

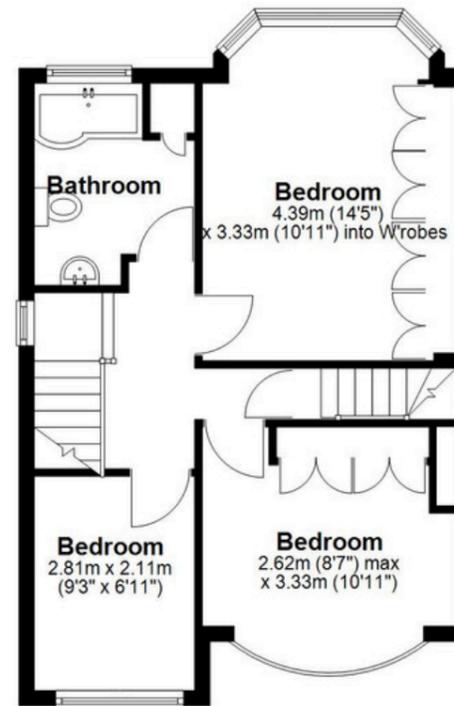
### Ground Floor

Main area: approx. 65.6 sq. metres (705.9 sq. feet)  
Plus garage, approx. 11.1 sq. metres (119.3 sq. feet)  
Plus garden room, approx. 14.6 sq. metres (157.2 sq. feet)



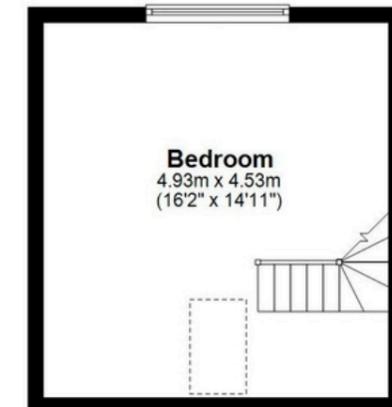
### First Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



### Second Floor

Approx. 22.3 sq. metres (240.5 sq. feet)



Main area: Approx. 131.4 sq. metres (1414.1 sq. feet)

Plus garage, approx. 11.1 sq. metres (119.3 sq. feet)  
Plus garden room, approx. 14.6 sq. metres (157.2 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.