



Shirley Road, Acocks Green

Offers Over **£335,000**





PROPERTY OVERVIEW

Situated in a most convenient location, a fantastic opportunity to purchase this four bedroom extended semi detached which must be viewed internally to be appreciated. The property is offered to the market with NO UPWARD CHAIN, benefits from gas central heating, double glazing and has the added attraction of a loft conversion for a fourth bedroom with an en-suite. This property is well located for all amenities and briefly comprises of: entrance hall, guest cloakroom, lounge, dining room, extended L-shaped fitted kitchen, utility area, four bedrooms, modern bathroom, en-suite, rear garden and off road parking to the front.

PROPERTY LOCATION

Shirley Road is close to local amenities such as shops and schools, within easy reach of Acocks Green railway station and the Warwick Road, which offers good transport links to Birmingham City Centre and Solihull offering excellent travel in and out.

Council Tax band: C

Tenure: Freehold

- Four Bedroom Extended Semi Detached
- No Upward Chain
- Early Viewing Essential
- Extended Refitted Kitchen
- Modern Bathroom





ENTRANCE HALL
18' 1" x 6' 8" (5.52m x 2.02m)

GUEST CLOAKROOM

LOUNGE
13' 1" x 9' 10" (4.00m x 3.00m)

DINING ROOM
13' 10" x 10' 0" (4.22m x 3.06m)

KITCHEN
16' 11" x 15' 4" (5.16m x 4.68m)

UTILITY AREA
31' 3" x 4' 3" (9.52m x 1.30m)

FIRST FLOOR

BEDROOM ONE
13' 7" x 9' 10" (4.15m x 3.00m)

BEDROOM TWO
13' 1" x 9' 10" (4.00m x 3.00m)

BEDROOM THREE
7' 9" x 6' 10" (2.37m x 2.08m)

BATHROOM
7' 8" x 6' 10" (2.34m x 2.08m)

SECOND FLOOR

BEDROOM FOUR
14' 0" x 13' 3" (4.27m x 4.05m)

ENSUITE





TOTAL SQUARE FOOTAGE

Total floor area: 132.0 sq.m. = 1421 sq.ft. approx.

OUTSIDE THE PROPERTY

REAR GARDEN

OFF ROAD PARKING TO THE FRONT

ITEMS INCLUDED IN SALE

Extractor, all carpets, all curtains and all light fittings. Integrated oven and integrated hob are to be negotiated.

ADDITIONAL INFORMATION

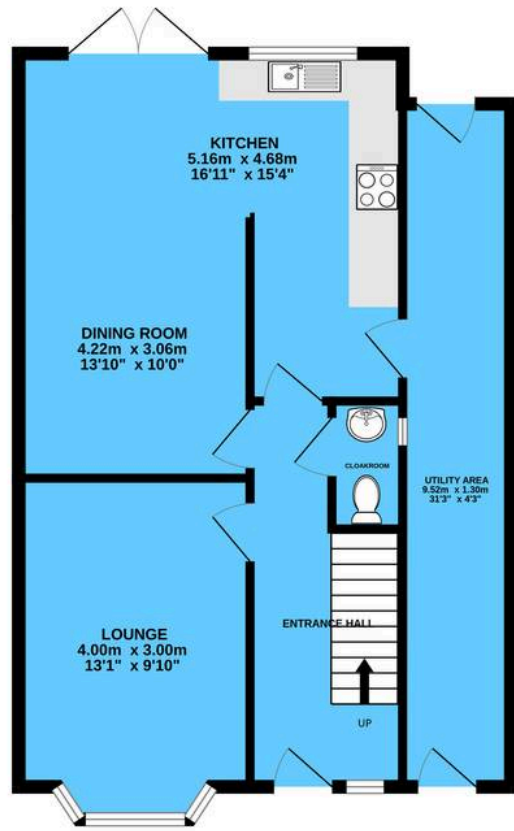
Services - mains gas, electricity and mains sewers.

INFORMATION FOR POTENTIAL BUYERS

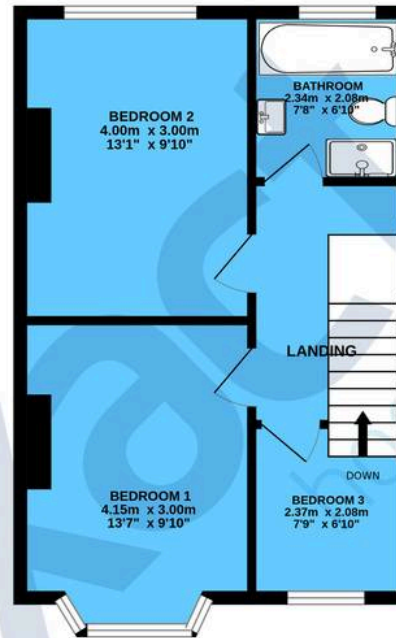
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



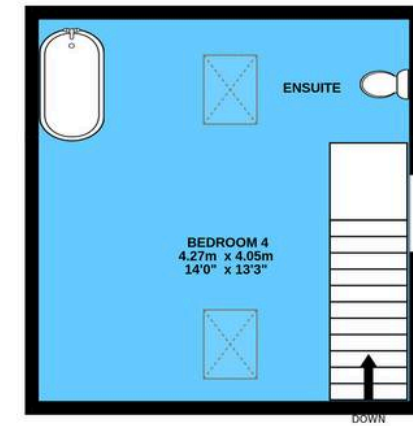
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 132.0 sq.m. (1421 sq.ft.) approx.

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.

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