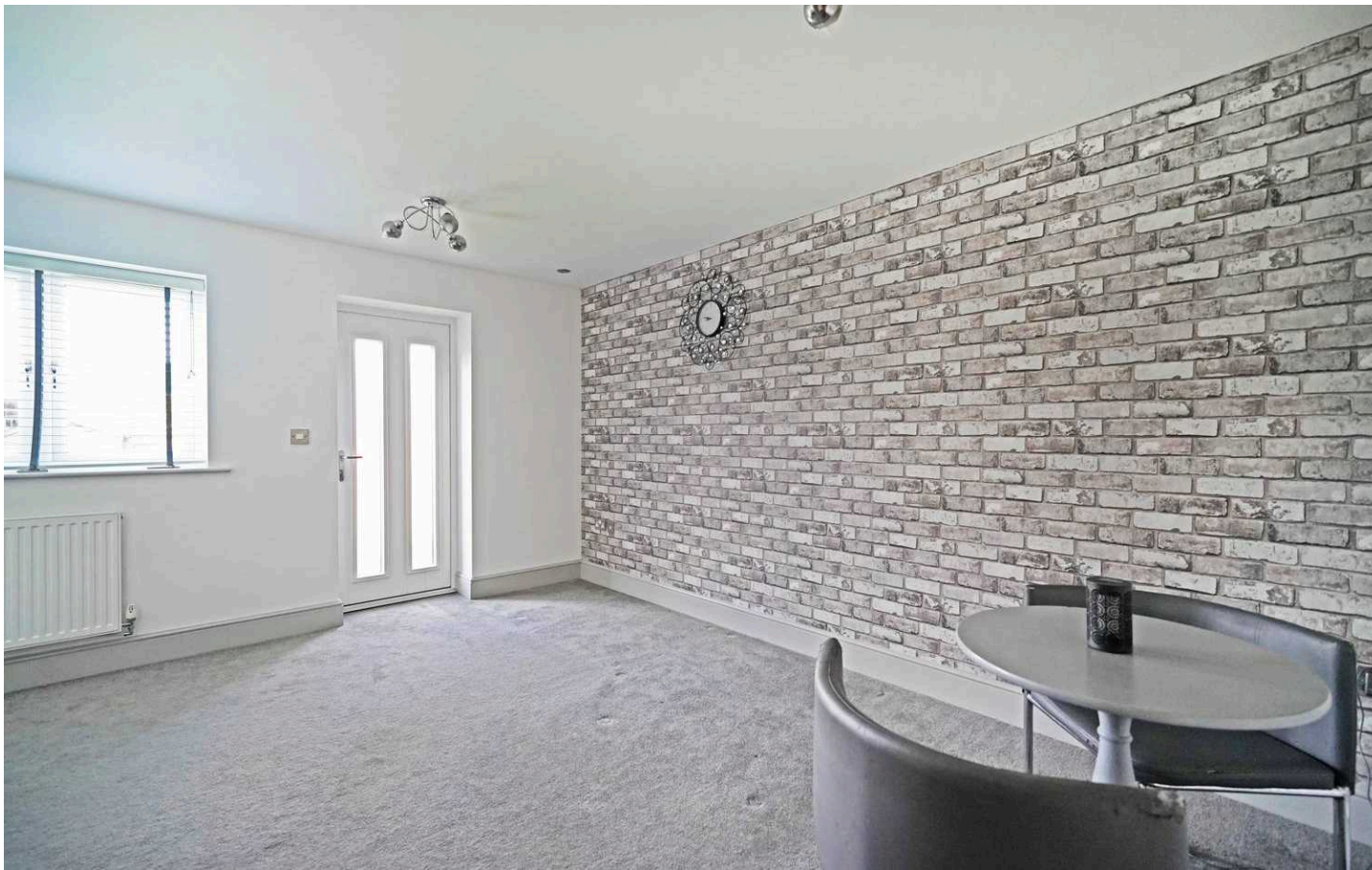




Trinity Way, Shirley

Offers Over £300,000



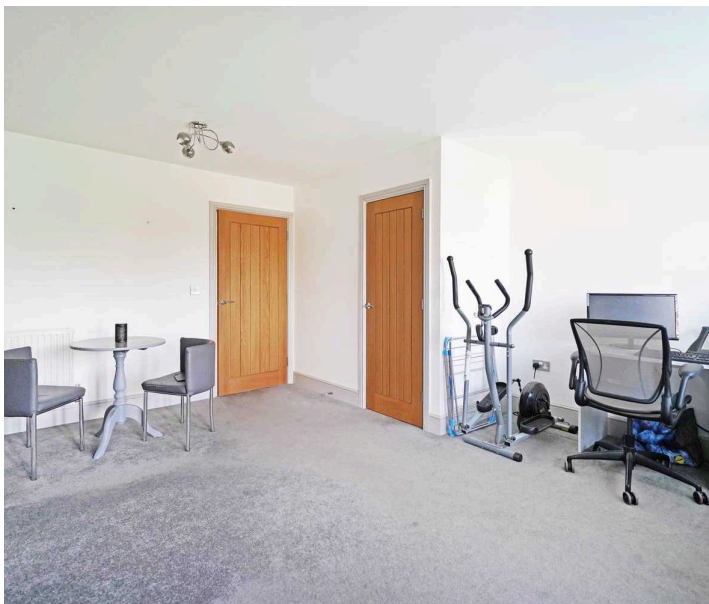


PROPERTY OVERVIEW

We are delighted to present this exceptional three bedroom townhouse set over three floors within a secure gated development, offered with NO UPWARD CHAIN. This property is a fantastic opportunity for first-time buyers looking to step onto the property ladder or savvy investors seeking a lucrative addition to their portfolio.

Upon entering the property, you are welcomed into an inviting entrance hallway, leading through to a generously sized living and dining room, perfect for entertaining guests or enjoying quiet evenings in. The fitted kitchen boasts integrated appliances and ample storage space, ensuring a seamless cooking experience.

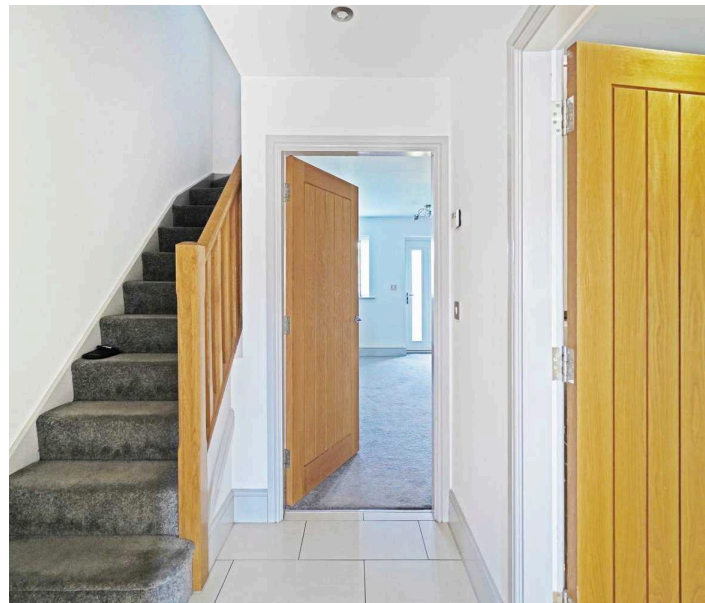
Completing the ground floor is a convenient downstairs toilet, enhancing the practicality of the property. Moving to the first floor, two generously sized bedrooms are serviced by a well-appointed family bathroom, providing comfort and privacy for all occupants. The second floor is dedicated to a large principal bedroom, offering a peaceful retreat, with the added luxury of a sizeable ensuite shower room.





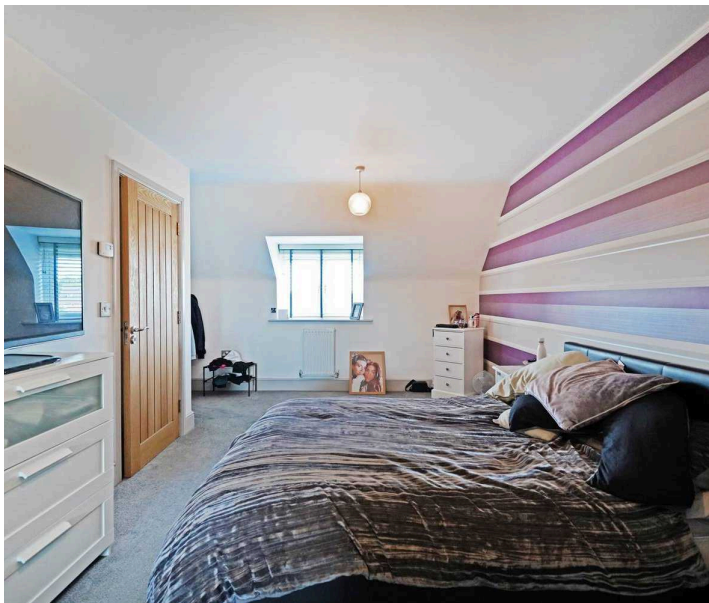
Throughout the property, natural light floods the interior spaces, creating a bright and airy ambience, enhancing the overall sense of tranquillity and well-being. Outside, a private rear garden allows residents to enjoy the outdoors in their own peaceful sanctuary, while an allocated parking space provides added convenience and peace of mind.

In excellent condition and well-presented throughout, this townhouse offers a comfortable and stylish living environment for its future owners. Whether you are a first-time buyer looking for a place to call home or an investor seeking a property with strong rental potential, this townhouse is sure to tick all the boxes.





- Three Bedroom Town House
- NO UPWARD CHAIN
- Set Within A Secure Gated Development
- Allocated Parking Space
- Ideal For First-Time Buyers Or Investors
- Three Double Bedrooms
- Large Principal Bedroom With Ensuite
- Lawn Rear Garden
- Natural Light Throughout





HALL

LIVING / DINING ROOM
15' 1" x 13' 7" (4.60m x 4.14m)

WC
5' 9" x 2' 6" (1.74m x 0.77m)

FIRST FLOOR

BEDROOM TWO
13' 7" x 10' 10" (4.13m x 3.29m)

BEDROOM THREE
13' 7" x 8' 2" (4.14m x 2.48m)

BATHROOM
7' 5" x 6' 0" (2.25m x 1.82m)

PRINCIPAL BEDROOM
17' 8" x 10' 0" (5.39m x 3.06m)

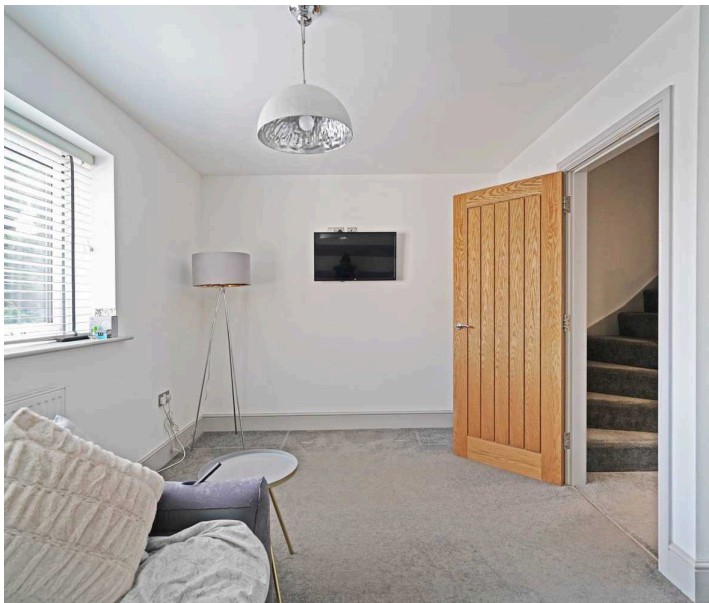
ENSUITE
12' 6" x 9' 1" (3.82m x 2.77m)

TOTAL SQUARE FOOTAGE
Total floor area: 105.9 sq.m. = 1140 sq.ft. approx.

OUTSIDE THE PROPERTY

PRIVATE REAR GARDEN

ALLOCATED PARKING SPACE





ITEMS INCLUDED IN THE SALE

Neff double oven, five ring gas hob, fridge freezer and dishwasher, Luxair extractor, Baumatic washing machine, all carpets, blinds and light fittings, garden shed.

ADDITIONAL INFORMATION

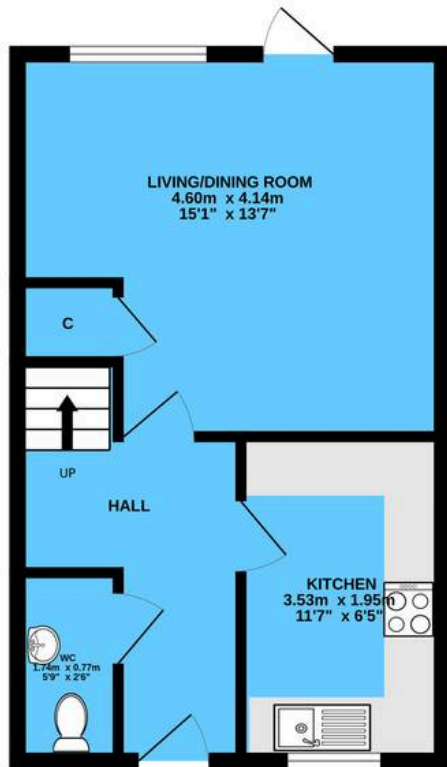
Services – Mains gas, electricity and water on a meter. Loft – Boarded with ladder and lighting
Broadband – Openreach Service Charge – £535.08 pa
Ground Rent – £200.00 pa

INFORMATION FOR POTENTIAL BUYERS

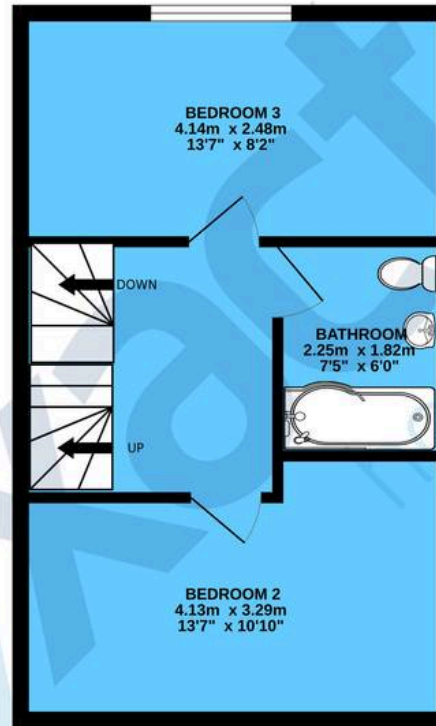
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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.



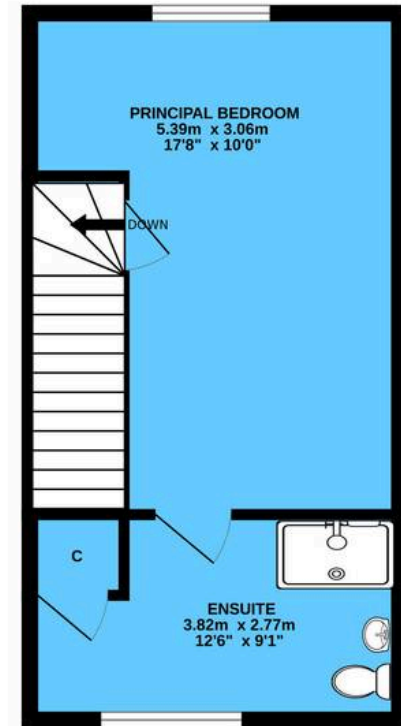
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 105.9 sq.m. (1140 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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