



Woodloes Road, Shirley

Guide Price £325,000





PROPERTY OVERVIEW

Located on a serene road that offers picturesque views of open fields, this four-bedroom mid-terrace property presents an ideal opportunity for first-time buyers or young families seeking a spacious family home.

Upon entering, one is greeted by an entrance hallway that sets the tone for the rest of the property. To the front lies a generously sized living room, providing the perfect setting for relaxation or entertainment.

The true heart of this home lies in the open plan kitchen/diner, seamlessly connecting to a charming conservatory that spans the rear elevation. This well-thought-out layout ensures a perfect flow of natural light throughout the living spaces, creating a warm and inviting ambience for every-day living.



Ascending to the first floor, one will find four bedrooms, each offering its unique charm. The principal bedroom stands out as a spacious retreat, complemented by the family bathroom that services all bedrooms. With two double bedrooms and two singles, this property provides ample space to accommodate a growing family or visiting guests.



Outside, the property boasts a delightful rear garden, featuring a well-maintained lawn and a convenient brick-built store equipped with light and power which provides practical storage solutions for tools or equipment.

PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: C

Tenure: Freehold



- Four Bedroom Mid-Terrace Property
- Set On A Quiet Road
- Overlooking Open Fields
- Spacious Living Room
- Open Plan Kitchen / Diner
- Large Conservatory
- Two Double & Two Single Bedrooms
- Family Bathroom
- Lawn Rear Garden



ENTRANCE PORCH

HALL

WC

LIVING ROOM

13' 11" x 12' 6" (4.25m x 3.80m)

KITCHEN/DINER

21' 8" x 9' 2" (6.60m x 2.80m)

CONSERVATORY

17' 1" x 6' 11" (5.20m x 2.10m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 1" x 11' 2" (3.98m x 3.40m)

BEDROOM TWO

11' 2" x 10' 6" (3.40m x 3.20m)

BEDROOM THREE

10' 0" x 6' 7" (3.05m x 2.00m)

BEDROOM FOUR

9' 4" x 6' 1" (2.85m x 1.85m)

BATHROOM

6' 11" x 5' 7" (2.10m x 1.70m)

OUTSIDE THE PROPERTY

STORE

7' 1" x 7' 0" (2.15m x 2.13m)

TOTAL SQUARE FOOTAGE

110.6 sq.m (1190 sq.ft) approx.

ON STREET PARKING

GARDEN



ITEMS INCLUDED IN THE SALE

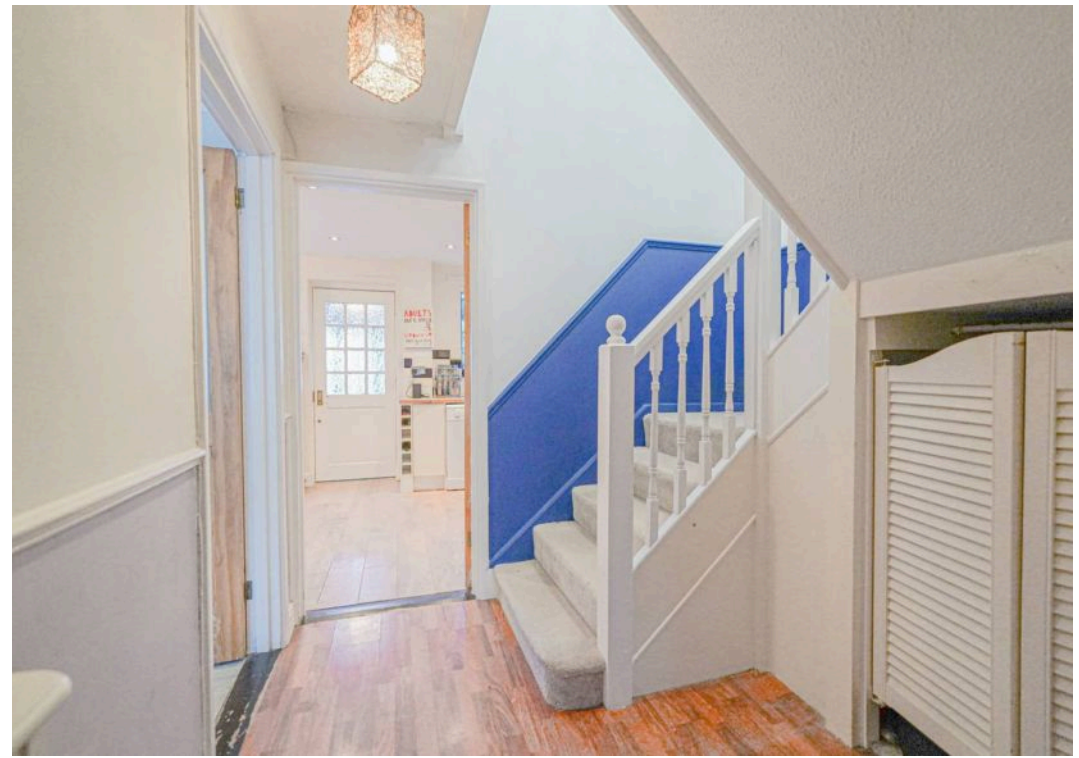
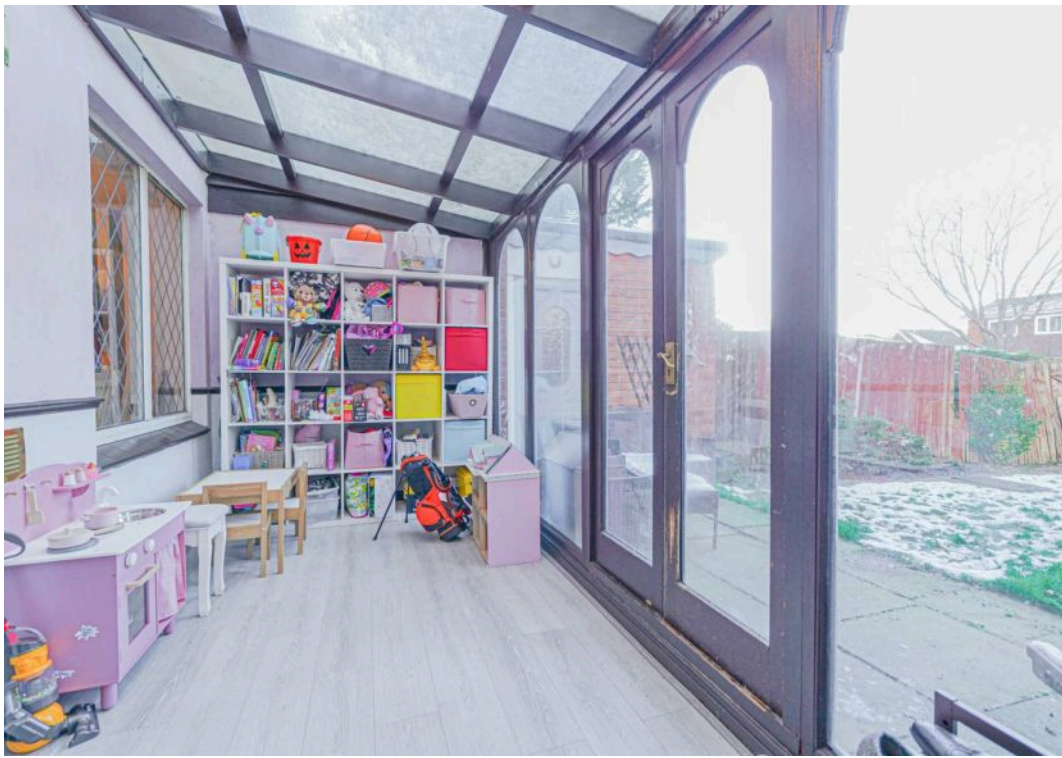
Integrated oven, integrated hob, extractor, all carpets, all curtains, all blinds and some light fittings. Further items to be discussed at point of sale.

ADDITIONAL INFORMATION

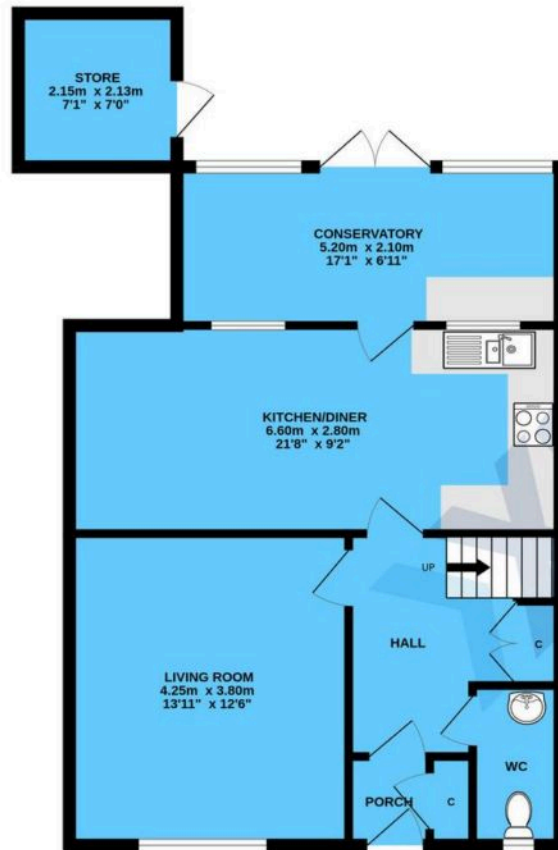
Services - direct mains water (with water meter), sewers and electricity. Heating - gas. Broadband - FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

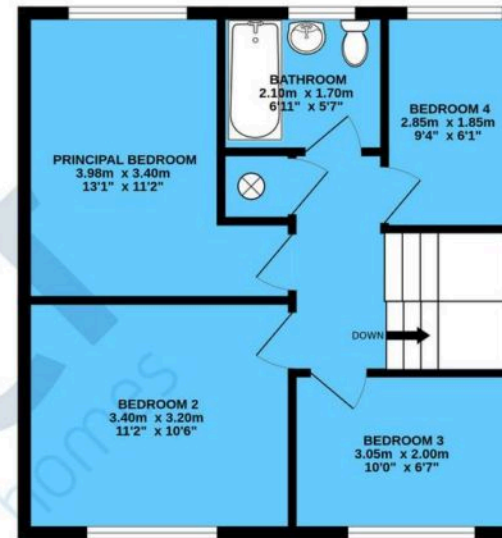
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



TOTAL FLOOR AREA: 110.6 sq.m. (1190 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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