



Murdoch Drive, Shirley

Guide Price £465,000





PROPERTY OVERVIEW

Nestled on a tranquil road, just a stone's throw away from the convenience of local amenities, this exceptional three-bedroom detached family home is a true gem. The property boasts a superior level of finish and exudes contemporary elegance throughout, promising a lifestyle of comfort and sophistication. Upon crossing the threshold, you are welcomed by a capacious entrance hallway that not only provides ample storage space but also features a convenient guest toilet. The heart of the home lies in the expansive open plan kitchen/diner, illuminated by natural light pouring in through the double doors that lead to the rear garden. The kitchen is equipped with top-of-the-line integrated appliances, catering to every culinary need, while a practical utility room sits adjacent, offering additional functionality. Positioned on the front elevation is the charming living room, perfect for unwinding and entertaining guests with its inviting ambience. Moving to the first floor, you will find three well-proportioned bedrooms, each offering a serene retreat from the day's hustle and bustle. The principal bedroom is a sanctuary in itself, featuring fitted storage and a luxurious ensuite for added convenience. The remaining bedrooms are serviced by a sleek family bathroom that caters to both relaxation and functionality.





Outside, the property reveals a delightful rear garden that beckons for al fresco dining and leisurely moments, boasting a lush lawn and a patio seating area that combine to create an idyllic outdoor haven. Parking is a breeze with space for multiple vehicles available, complemented by the convenience of a detached single garage for secure storage. In conclusion, this immaculate family home represents a rare opportunity to embrace a lifestyle of modern luxury in a peaceful setting. With its flawless design, abundance of space, and premium features, this property is sure to captivate discerning buyers seeking a retreat that seamlessly combines style and comfort. Arrange a viewing today to experience the allure of this remarkable residence firsthand.

PROPERTY LOCATION

Blythe Valley which is situated on the edge of Cheswick Green, Monkspath and open countryside and within easy access to the M42 linking to the M6, M40, M1 and M5 motorways, NEC Genting Arena, Resorts World and Birmingham International Airport and Railway Station. Blythe Valley has access to a wide selection of shopping facilities, independent retail outlets and restaurants along the A34 Stratford Road in Shirley and Sears Retail Park on Marshall Lake Road, with the nearby town centre of Solihull, offering its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store and also nearby delightful villages of Knowle and Dorridge.

Council Tax band: E

Tenure: Freehold



- Three Bedroom Detached Family Home
- Set On A Quiet Road
- Short Distance From All Local Amenities
- Stunning Open Plan Kitchen / Diner
- Spacious Living Room
- Three Generously Sized Bedrooms
- Principal Bedroom With Ensuite & Fitted Storage
- Family Bathroom
- Lawn Rear Garden & Detached Garage

ENTRANCE HALLWAY

WC

5' 9" x 2' 10" (1.75m x 0.86m)

LIVING ROOM

14' 0" x 10' 11" (4.27m x 3.33m)

KITCHEN/DINER

14' 2" x 11' 5" (4.32m x 3.48m)

UTILITY ROOM

9' 1" x 3' 3" (2.77m x 0.99m)

FIRST FLOOR

PRINCIPAL BEDROOM

9' 4" x 9' 1" (2.84m x 2.77m)

ENSUITE

7' 9" x 4' 5" (2.36m x 1.35m)

BEDROOM TWO

9' 11" x 9' 8" (3.02m x 2.95m)

BEDROOM THREE

9' 7" x 7' 7" (2.92m x 2.31m)

BATHROOM

7' 5" x 5' 6" (2.26m x 1.68m)

TOTAL SQUARE FOOTAGE

90.0 sq.m (969 sq.ft) approx.



OUTSIDE THE PROPERTY

DETACHED GARAGE

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

DELIGHTFUL REAR GARDEN WITH PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, some carpets and curtains, all blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

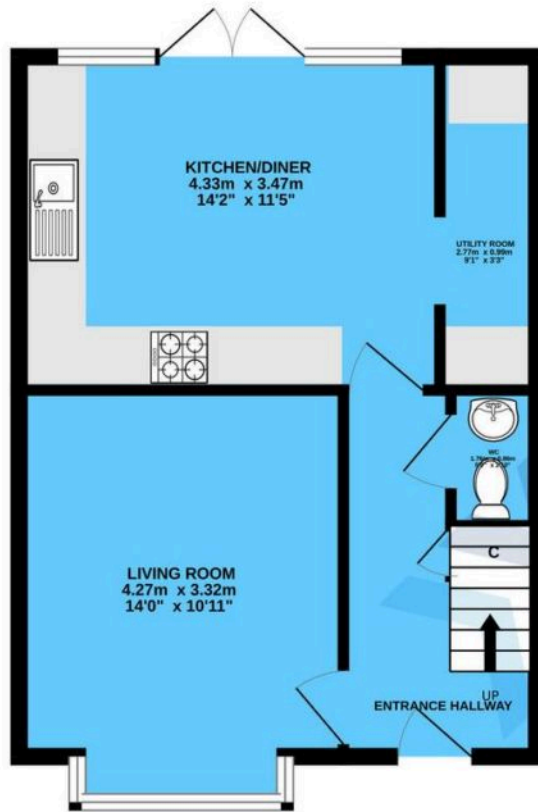
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.

INFORMATION FOR POTENTIAL BUYERS

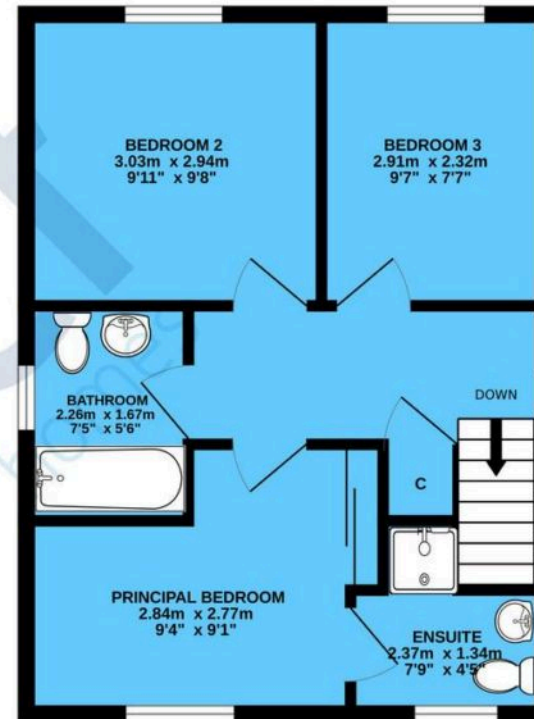
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 90.0 sq.m. (969 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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