



Oxhill Road, Shirley

Guide Price £345,000

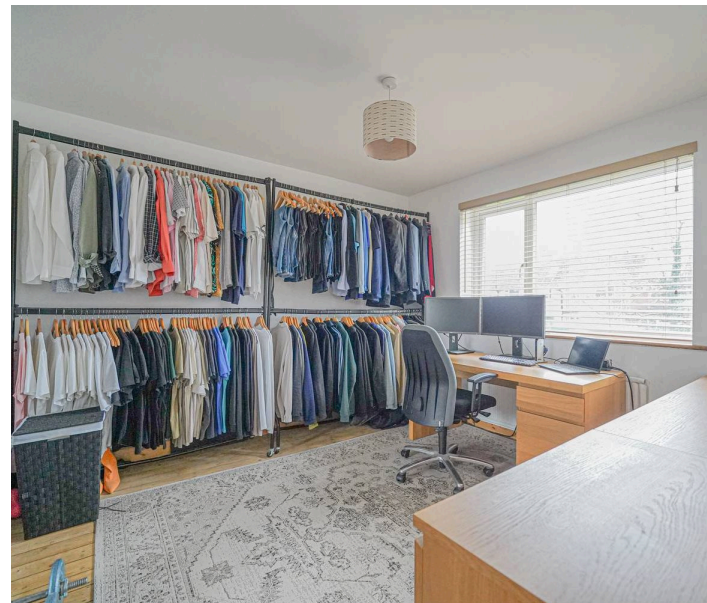




PROPERTY OVERVIEW

Set on a quiet road with views of the village green, this recently updated three-bedroom semi-detached property offers a perfect blend of modern living in a charming setting. The property has been lovingly maintained by the existing owners and presents a wonderful opportunity for those seeking a comfortable and contemporary home.

Upon entering through the entrance hallway, the ground floor of the property unfolds with a bright and inviting open plan layout. The kitchen area has been tastefully remodeled, boasting underfloor heating throughout, ample work surfaces and storage space. The spacious dining area seamlessly flows into the cosy living room, which benefits from dual aspect windows that flood the space with natural light, creating a warm and welcoming ambience, serviced by a guest toilet.



Upstairs, the property features three well-proportioned bedrooms. Two generous double bedrooms offer plenty of storage space, while a single bedroom provides versatility to be used as a home office or nursery as desired. The bathroom has been recently updated to a modern standard, ensuring a comfortable and stylish experience.



Externally, the property boasts a south-facing rear garden with a well-maintained lawn section, providing an ideal space for outdoor relaxation and entertaining. To the front, a driveway offers parking for multiple vehicles, adding convenience for residents and visitors alike.

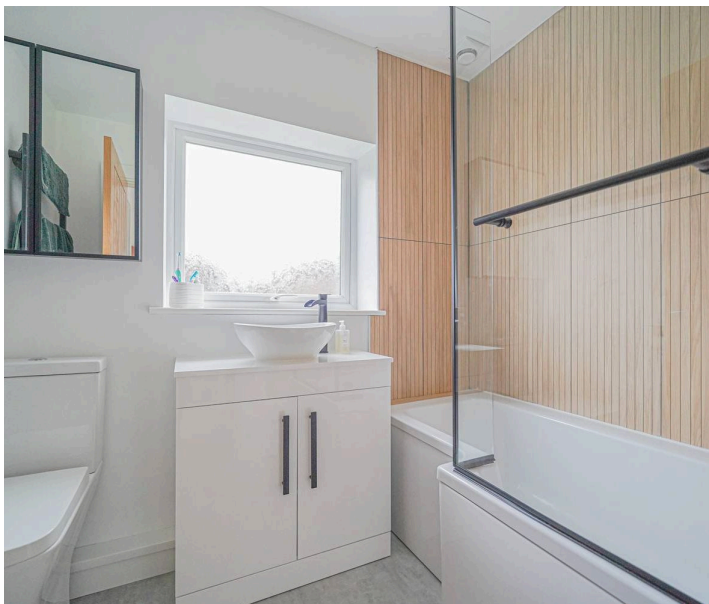
Positioned in a sought-after location that is close to all local amenities and with picturesque views of the village green, this property combines modern comforts with a tranquil setting. With its thoughtful design, abundance of natural light and contemporary finishes, this home is ready to welcome new owners who appreciate both style and functionality.

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





- Three Bedroom Semi-Detached Property
- Close To All Local Amenities
- Recently Refurbished & Remodeled
- Open Plan Layout With Spacious Kitchen
- Dual Aspect Living Room / Dining Area
- Three Bedrooms With Two Large Doubles
- Modern Family Bathroom
- South Facing Rear Garden
- Driveway Providing Ample Parking



ENTRANCE PORCH

ENTRANCE HALLWAY

LIVING ROOM

15' 3" x 14' 9" (4.65m x 4.50m)

DINING AREA

19' 8" x 8' 8" (6.00m x 2.65m)

WC

KITCHEN

12' 4" x 9' 4" (3.75m x 2.85m)

INTEGRAL GARAGE

15' 7" x 6' 11" (4.75m x 2.10m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 4" x 10' 4" (3.45m x 3.15m)

BEDROOM TWO

11' 4" x 10' 4" (3.45m x 3.15m)

BEDROOM THREE

7' 10" x 7' 9" (2.40m x 2.35m)

BATHROOM

7' 9" x 5' 5" (2.35m x 1.65m)

TOTAL SQUARE FOOTAGE

105.2 sq.m (1132 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

SOUTH FACING GARDEN



ITEMS INCLUDED IN THE SALE

TBC.

ADDITIONAL INFORMATION

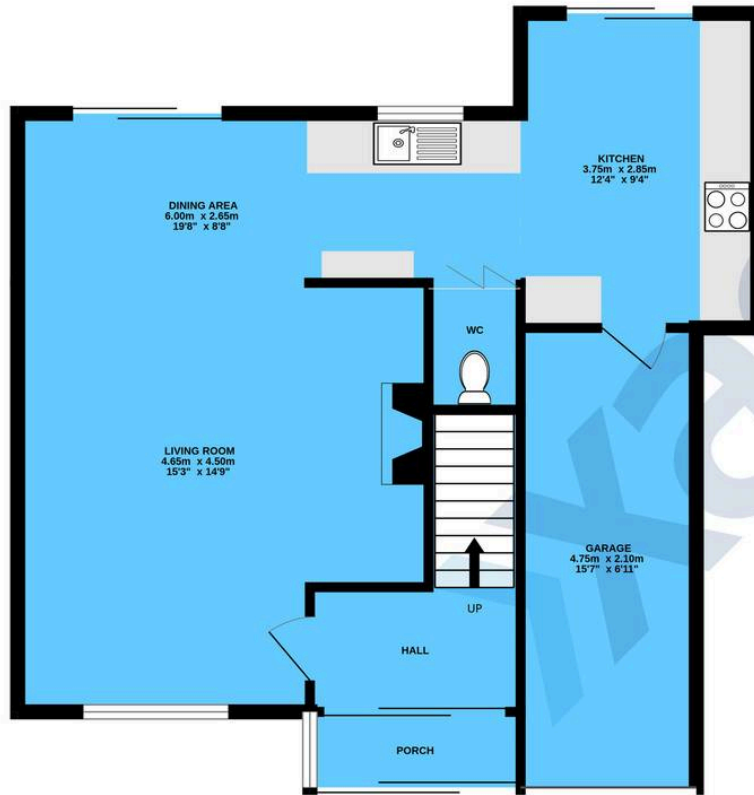
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

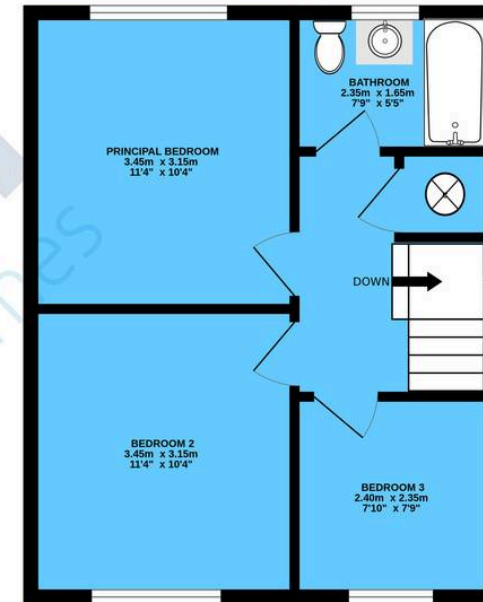
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 105.2 sq.m. (1132 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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