



Vendace Road, Shirley

Guide Price £435,000





PROPERTY OVERVIEW

Overlooking the village green, this superb three-bedroom semi-detached family home offers a perfect blend of comfort and style. With no upward chain, this property presents an excellent opportunity for both first-time buyers and investors alike.

Spread across three floors, this well-designed residence boasts a practical layout that caters to modern living. The ground floor welcomes you with a spacious living room, providing an ideal space for relaxation and entertainment. The fitted kitchen/diner features fully integrated appliances, complemented by a practical utility room that leads to a convenient guest toilet.

Ascending to the first floor, you will find two generously sized bedrooms, both serviced by a well-appointed family bathroom. Continuing to the second floor, the principal bedroom awaits, complete with an ensuite and a walk-in wardrobe, offering a serene retreat for rest and relaxation.

Externally, the property offers a low-maintenance rear garden, perfect for outdoor enjoyment, as well as a driveway capable of accommodating multiple vehicles leading to a single garage, ensuring ample parking space and storage options.





Perfectly located, this property is just a stone's throw away from a wealth of local amenities, making daily errands a breeze. Moreover, the property enjoys close proximity to beautiful countryside, offering an idyllic setting for leisurely strolls and outdoor activities. Additionally, the nearby BMX park provides a recreational space for the adventure enthusiasts.

In summary, this impressive property, with its desirable features and convenient location, presents a rare opportunity for those seeking a comfortable family home or a rewarding investment. Don't miss the chance to make this inviting residence your own and enjoy the lifestyle it has to offer.

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: D

Tenure: Freehold





- Three Bedroom Semi-Detached Family Home
- NO UPWARD CHAIN
- Overlooking Village Green
- Short Distance From All Local Amenities & Countryside
- Set Over Three Floors
- Spacious Living Room & Fitted Kitchen
- Principal Bedroom With Walk-in Wardrobe & Ensuite
- Low Maintenance Rear Garden
- Driveway & Single Garage



ENTRANCE HALLWAY

LIVING ROOM

14' 7" x 10' 9" (4.45m x 3.28m)

KITCHEN / DINER

13' 0" x 10' 6" (3.95m x 3.20m)

UTILITY

WC

FIRST FLOOR

BEDROOM TWO

14' 2" x 9' 3" (4.32m x 2.82m)

BEDROOM THREE

10' 4" x 7' 4" (3.16m x 2.24m)

BATHROOM

7' 5" x 6' 11" (2.25m x 2.12m)

SECOND FLOOR

PRINCIPAL BEDROOM

15' 10" x 10' 7" (4.83m x 3.22m)

WALK-IN WARDROBE

ENSUITE

7' 11" x 6' 7" (2.41m x 2.01m)

TOTAL SQUARE FOOTAGE

98.0 sq.m (1055 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

DRIVEWAY PARKING

GARDEN



ITEMS INCLUDED IN THE SALE

AEG integrated oven, AEG integrated hob, AEG extractor, AEG fridge/freezer, Hisense dishwasher, all carpets, all blinds and all light fittings.

ADDITIONAL INFORMATION

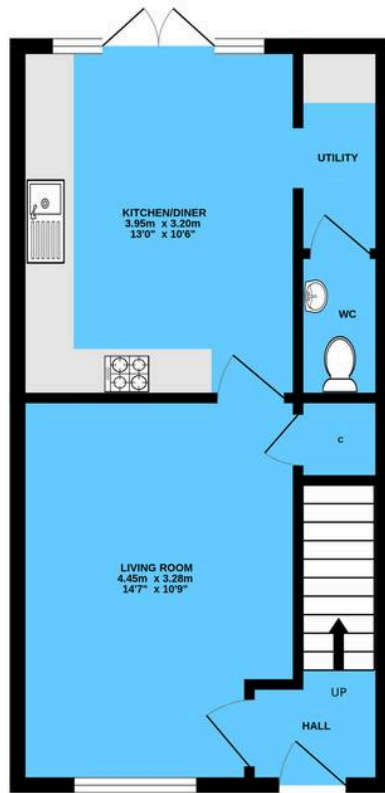
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - boarded.

INFORMATION FOR POTENTIAL BUYERS

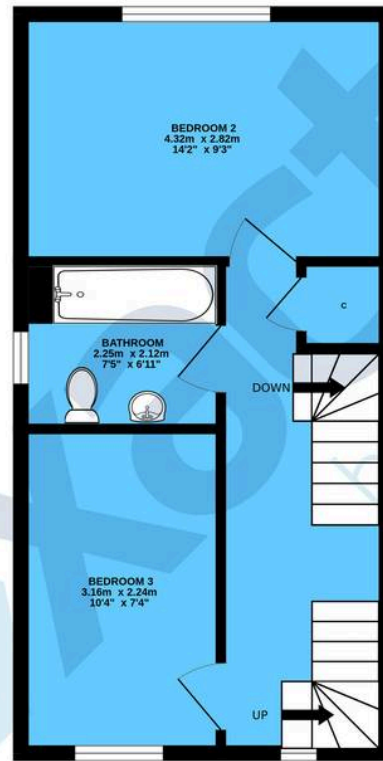
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



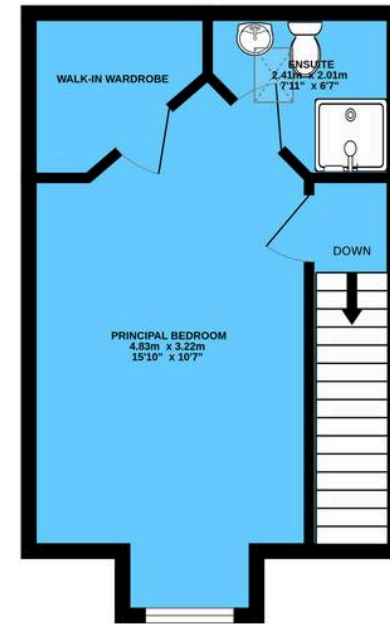
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 98.0 sq.m. (1055 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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