



Millisoms Road, Shirley

Guide Price **£350,000**





PROPERTY OVERVIEW

Situated on a serene and tranquil road, this exceptional three-bedroom semi-detached property is beautifully presented throughout. Upon entering the property, you are greeted by an inviting entrance hallway that leads to a guest toilet, providing practicality for every-day living. The ground floor boasts a spacious living room flooded with an abundance of natural light, creating a warm and inviting atmosphere ideal for relaxation or entertaining guests. The open-plan kitchen/diner is a focal point of the home, featuring modern design elements and integrated appliances that cater to the needs of even the most discerning chefs. Moving upstairs, you will find three well-appointed bedrooms, each offering a peaceful retreat from the hustle and bustle of daily life. The principal bedroom features an ensuite bathroom, providing a private sanctuary for relaxation and rejuvenation. The remaining bedrooms are serviced by a family bathroom that exudes sophistication and style, offering all the modern conveniences one would expect in a property of this calibre. Outside, the property boasts a well-maintained rear garden, providing a tranquil outdoor space for al fresco dining or simply soaking up the sunshine. A patio seating area offers the perfect spot for enjoying a morning coffee or evening cocktail.





Completing this impressive property is a tandem driveway capable of accommodating two vehicles, leading to a convenient single garage that provides ample storage space for vehicles or outdoor equipment. This thoughtful feature ensures that parking is never a concern for residents, offering both security and convenience for modern-day living.

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 Home
- Beautifully Presented Throughout
- Bright & Spacious Living Room
- Modern Open Plan Kitchen / Diner
- Principal Bedroom With En-suite
- Family Bathroom
- Well Maintained Rear Garden
- Tandem Driveway Leading To Single Garage

ENTRANCE HALLWAY

WC

LIVING ROOM

14' 3" x 13' 1" (4.34m x 3.99m)

KITCHEN/DINER

16' 5" x 9' 10" (5.00m x 3.00m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 2" x 9' 10" (3.40m x 3.00m)

ENSUITE

6' 7" x 3' 11" (2.01m x 1.19m)

BEDROOM TWO

9' 10" x 8' 10" (3.00m x 2.69m)

BEDROOM THREE

8' 10" x 6' 7" (2.69m x 2.01m)

BATHROOM

6' 7" x 5' 7" (2.01m x 1.70m)

TOTAL SQUARE FOOTAGE

76.0 sq.m (818 sq.ft) approx.

OUTSIDE THE PROPERTY

TANDEM DRIVEWAY FOR MULTIPLE VEHICLES

GARAGE

WELL MAINTAINED GARDEN WITH PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Electrolux integrated oven, Electrolux integrated hob, Electrolux extractor, Electrolux fridge/freezer, Electrolux dishwasher, all carpets and light fittings.

ADDITIONAL INFORMATION

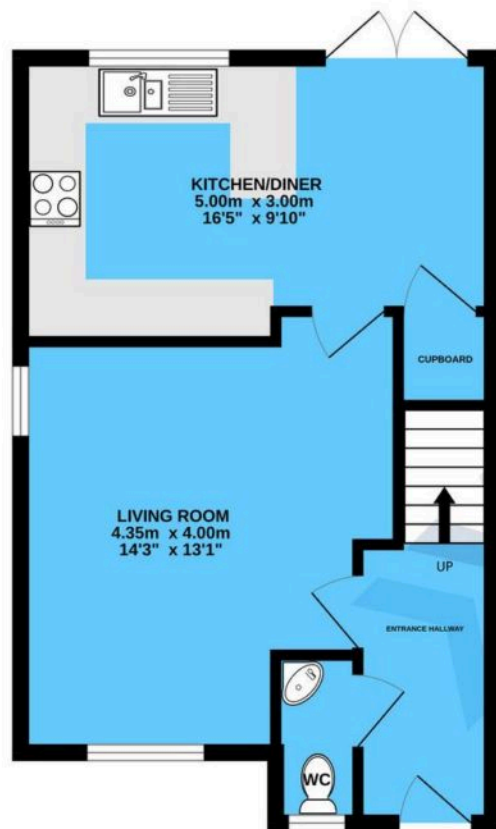
Services - mains water, gas, electricity and sewers.
Broadband - FTTP (fibre to the premises). Loft space - boarded.

INFORMATION FOR POTENTIAL BUYERS

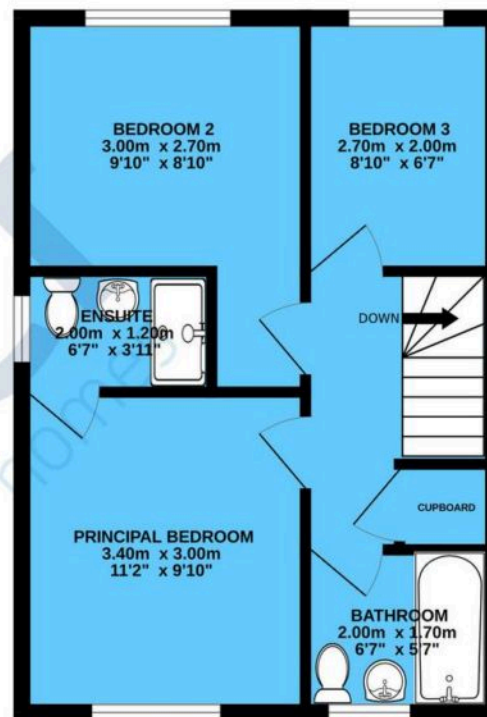
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 76.0 sq.m. (818 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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