



# Webster Avenue, Shirley

Guide Price £435,000





## PROPERTY OVERVIEW

Presenting this immaculate four-bedroom semi-detached family home set over three floors, this property promises a lifestyle of comfort and style. Located just a short distance from all local amenities, this residence offers convenience and practicality for modern living. Entering through the welcoming entrance hallway, you are greeted by a guest cloakroom for your convenience. The ground floor comprises an open plan kitchen/dining room, complete with fully integrated appliances, offering a seamless space for entertaining and daily family meals. The spacious living room provides a comfortable retreat for relaxation and quality time with loved ones. Ascending to the second floor, the principal bedroom is serviced by a sleek en-suite, providing a private sanctuary away from the hustle and bustle of daily life. The additional three well-appointed bedrooms on the first floor offer versatility for a growing family, accommodating guests, or creating a home office space. A family bathroom completes the accommodations, adding functionality and practicality to this charming abode.



Outside, the property boasts a delightful rear garden with a large lawn section, garden room, patio seating area, perfect for al fresco dining or soaking up the sunshine in a tranquil setting. To the front of the property, a driveway provides parking space for two vehicles, ensuring convenience and ease for residents and guests alike. Don't miss the opportunity to make this exceptional property your own. Contact us today to arrange a viewing and experience the beauty and comfort this home 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: E

Tenure: Freehold





- Four Bedroom Semi-Detached Family Home
- Immaculately Presented Throughout
- Set Over Three Floors
- Open Plan Kitchen / Dining Room
- Bright & Spacious Living Room
- Principal Bedroom With En-Suite
- Family Bathroom
- Delightful Rear Garden
- Short Distance From All Local Amenities

#### **ENTRANCE HALLWAY**

##### **WC**

5' 5" x 2' 11" (1.65m x 0.89m)

##### **KITCHEN/DINING ROOM**

15' 2" x 9' 7" (4.62m x 2.92m)

##### **LIVING ROOM**

16' 7" x 10' 2" (5.05m x 3.10m)

#### **FIRST FLOOR**

##### **BEDROOM TWO**

11' 10" x 9' 7" (3.61m x 2.92m)

##### **BEDROOM THREE**

13' 7" x 9' 7" (4.14m x 2.92m)

##### **BEDROOM FOUR**

10' 3" x 6' 8" (3.12m x 2.03m)

##### **BATHROOM**

6' 8" x 5' 7" (2.03m x 1.70m)

#### **SECOND FLOOR**

##### **BEDROOM ONE**

16' 4" x 10' 11" (4.98m x 3.33m)

##### **ENSUITE**

8' 1" x 5' 5" (2.46m x 1.65m)

**TOTAL SQUARE FOOTAGE**

108 sq.m (1163 sq.ft) approx.

**OUTSIDE THE PROPERTY****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****DELIGHTFUL REAR GARDEN WITH PATIO SEATING AREA****ITEMS INCLUDED IN THE SALE**

Electrolux integrated oven, Electrolux (gas) integrated hob, Electrolux extractor, Zanussi fridge/freezer, Zanussi dishwasher, Zanussi washing machine, garden shed, summer house (with power and insulation), all carpets, some blinds and light fittings and fitted wardrobes in three bedrooms.

**ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - cable (FibreNest).

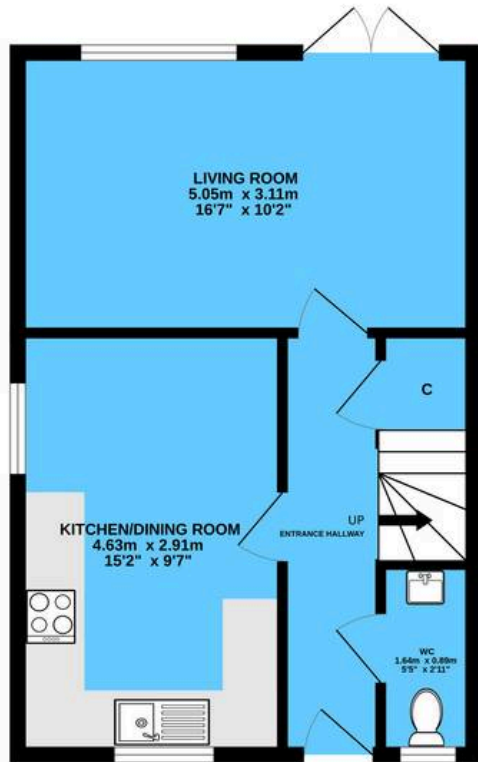
**INFORMATION FOR POTENTIAL BUYERS**

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.

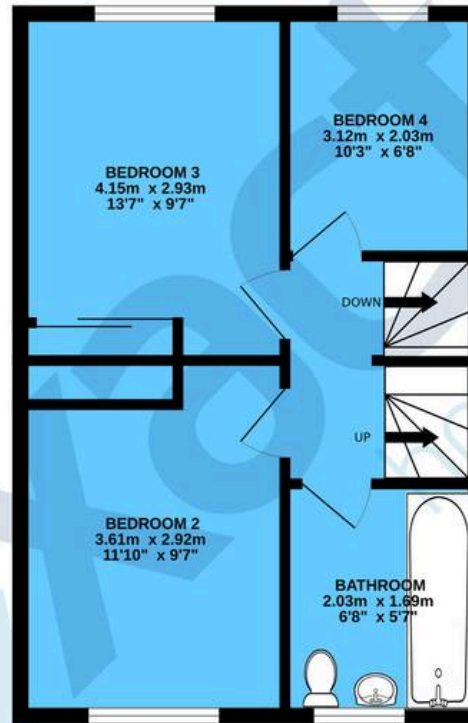




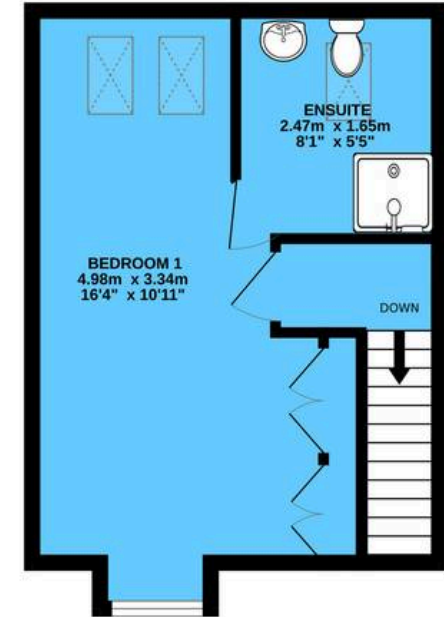
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 108.0 sq.m. (1163 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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