



Welford Road, Shirley

Guide Price £425,000





PROPERTY OVERVIEW

This inviting three-bedroom semi-detached property presents a unique opportunity for those seeking a spacious family home with the potential for expansion. Situated on a generous corner plot, this charming residence offers boundless possibilities, with ample scope to extend, subject to obtaining necessary planning permission. Greeted by a wide driveway, a spacious entrance hallway leads into the heart of the home, unveiling a dual aspect living/dining room that exudes warmth and character. The bright and airy breakfast kitchen boasts splendid views of the rear garden, creating the perfect setting for morning gatherings and peaceful moments of relaxation. Completing the ground floor layout, a guest toilet, garage, and store room which provides practical convenience for every-day living. Upstairs, three well-appointed bedrooms, two doubles, and a single, are serviced by a family bathroom, embodying comfort and tranquillity within its walls. Step outside to a delightful rear garden that wraps around the side of the home, offering a private retreat for outdoor entertaining and leisure. Embrace the serenity and greenery that this immaculately maintained outdoor space provides.



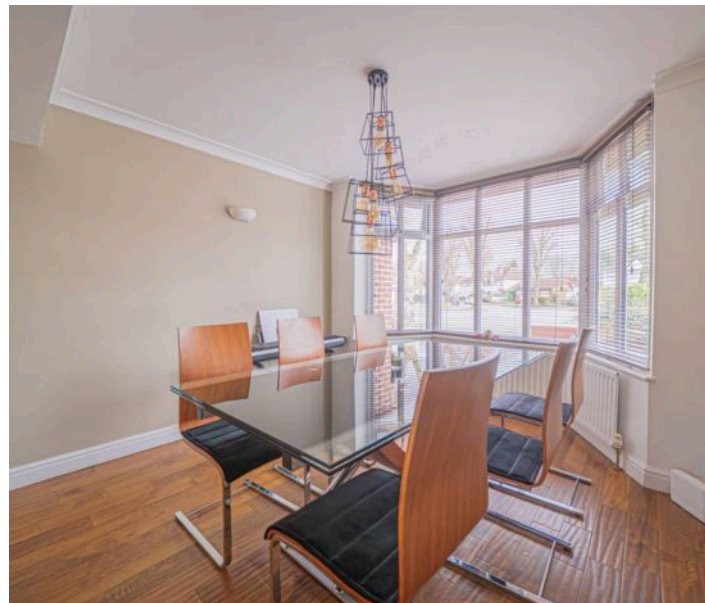
PROPERTY LOCATION

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 Property
- Set On A Corner Plot
- Scope To Extend Subject To Planning Permission
- Dual Aspect Open Plan Living / Dining Room
- Breakfast Kitchen
- Ample Parking & Garage
- Three Bedrooms & Family Bathroom
- Delightful Rear Garden





PORCH

ENTRANCE HALLWAY

WC

LIVING/DINING ROOM

25' 11" x 10' 6" (7.90m x 3.20m)

BREAKFAST KITCHEN

18' 4" x 12' 2" (5.59m x 3.71m)

INTEGRAL GARAGE

19' 10" x 11' 2" (6.05m x 3.40m)

STORE

FIRST FLOOR

BEDROOM ONE

13' 5" x 10' 6" (4.09m x 3.20m)

BEDROOM TWO

12' 0" x 10' 6" (3.66m x 3.20m)

BEDROOM THREE

8' 2" x 6' 9" (2.49m x 2.06m)

BATHROOM

9' 4" x 6' 9" (2.84m x 2.06m)

TOTAL SQUARE FOOTAGE

123.1 sq.m (1325 sq.ft) approx.

OUTSIDE THE PROPERTY

DELIGHTFUL REAR GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, dishwasher, underfloor heating, garden shed, CCTV and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - mains water, gas, electricity and sewers.

Broadband - FTTP (fibre to the premises). Loft space - part 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.

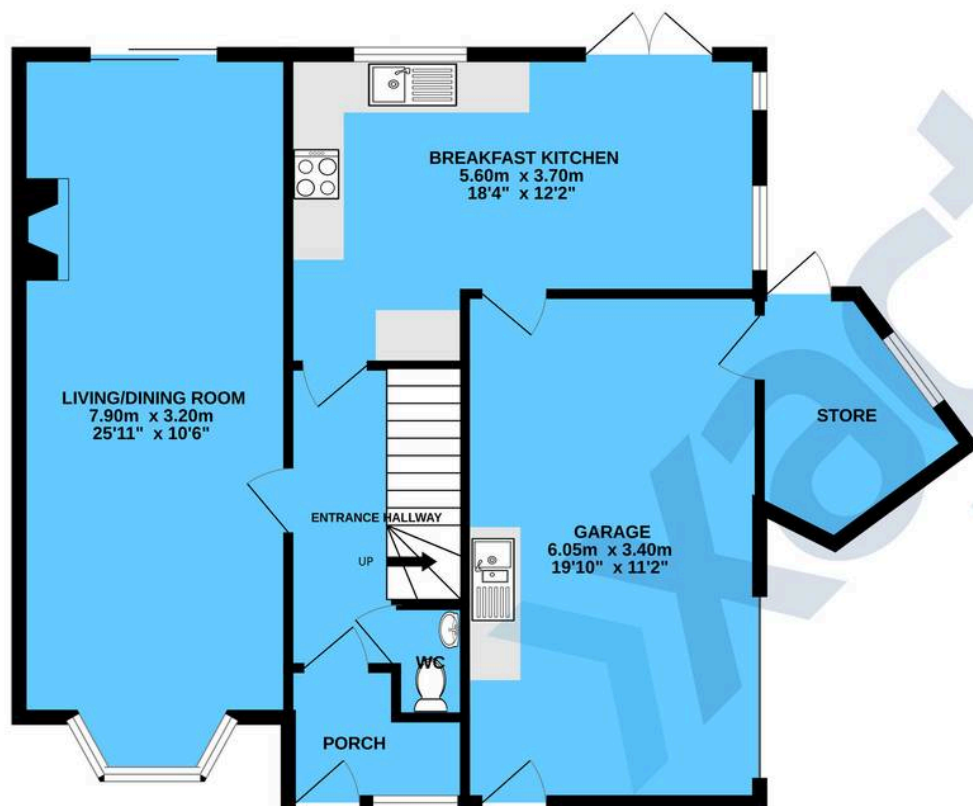
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

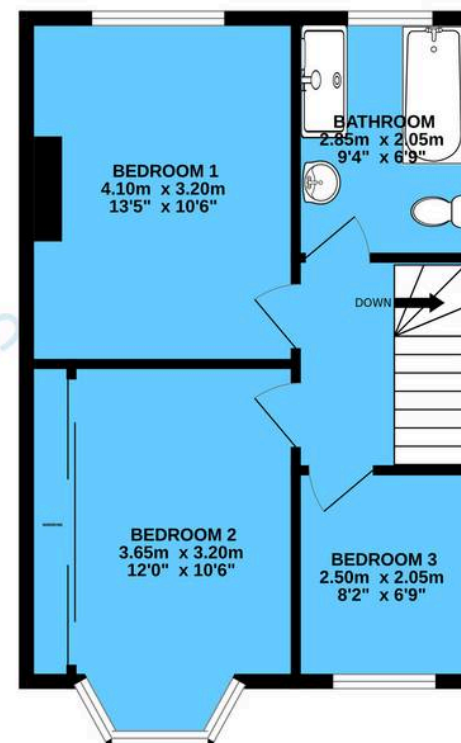
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 123.1 sq.m. (1325 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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