



Neville Road, Shirley

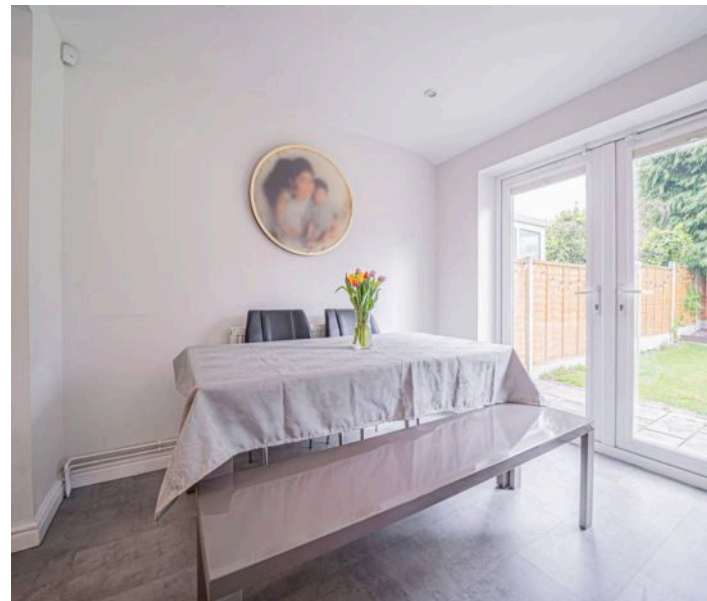
Guide Price £460,000





## PROPERTY OVERVIEW

Nestled peacefully on a quiet road yet conveniently situated just a stone's throw away from local amenities and schools, this beautifully extended and remodelled three-bedroom semi-detached family home presents an enticing prospect for discerning buyers seeking both charm and practicality. Approached via a spacious entrance hallway, the heart of this residence is the inviting open plan kitchen/diner. Boasting sleek modern units and work surfaces, along with integrated appliances, this space is ideal for hosting family gatherings or intimate dinners. Connected seamlessly via a set of double doors is the generously proportioned living room, offering a versatile area for relaxation or entertainment. Embracing contemporary living, the ground floor has been intelligently reconfigured to incorporate a practical utility room/lobby complete with a convenient guest toilet. Additionally, the garage has been thoughtfully converted into a spacious home office, providing flexibility for use as a playroom or additional living space. An additional store cupboard further enhances the practicality of this home.





Ascending to the upper level, three generously sized bedrooms await, each bathed in an abundance of natural light. The principal bedroom features fitted wardrobes, offering ample storage solutions for the discerning homeowner. These bedrooms are admirably served by the large family bathroom which exudes a sense of luxury and functionality. Outside, the property boasts a delightful south easterly facing rear garden, providing a tranquil retreat where one can relax and unwind in the serenity of nature. To the front, a driveway provides ample parking space for multiple vehicles, ensuring convenience for residents and visitors alike. In summary, this thoughtfully designed property seamlessly combines style and practicality, offering a truly harmonious living environment for those looking to embrace modern family living. With its tasteful extensions and enhancements, this home is sure to captivate and inspire those seeking a residence that effortlessly blends elegance with comfort.

#### 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





- Extended & Remodelled Three Bedroom Semi Detached
- Open Plan Kitchen/Diner
- Living Room
- Spacious Home Office
- Practical Utility Room/Lobby & Guest WC
- Three Generous Sized Bedrooms
- Large Family Bathroom
- Delightful Rear Garden
- Driveway Parking For Multiple Vehicles

#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

22' 11" x 10' 11" (6.99m x 3.33m)

#### **KITCHEN/DINER**

17' 11" x 8' 9" (5.46m x 2.67m)

#### **UTILITY ROOM/LOBBY**

6' 5" x 4' 3" (1.96m x 1.30m)

#### **WC**

#### **HOME OFFICE**

13' 9" x 7' 3" (4.19m x 2.21m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

12' 2" x 11' 0" (3.71m x 3.35m)

#### **BEDROOM TWO**

11' 1" x 10' 6" (3.38m x 3.20m)

#### **BEDROOM THREE**

9' 8" x 7' 5" (2.95m x 2.26m)

#### **BATHROOM**

10' 2" x 7' 7" (3.10m x 2.31m)

#### **TOTAL SQUARE FOOTAGE**

101.0 sq.m (1087 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **STORE CUPBOARD**

### **DELIGHTFUL REAR GARDEN**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, dishwasher, garden shed, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

### **ADDITIONAL INFORMATION**

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

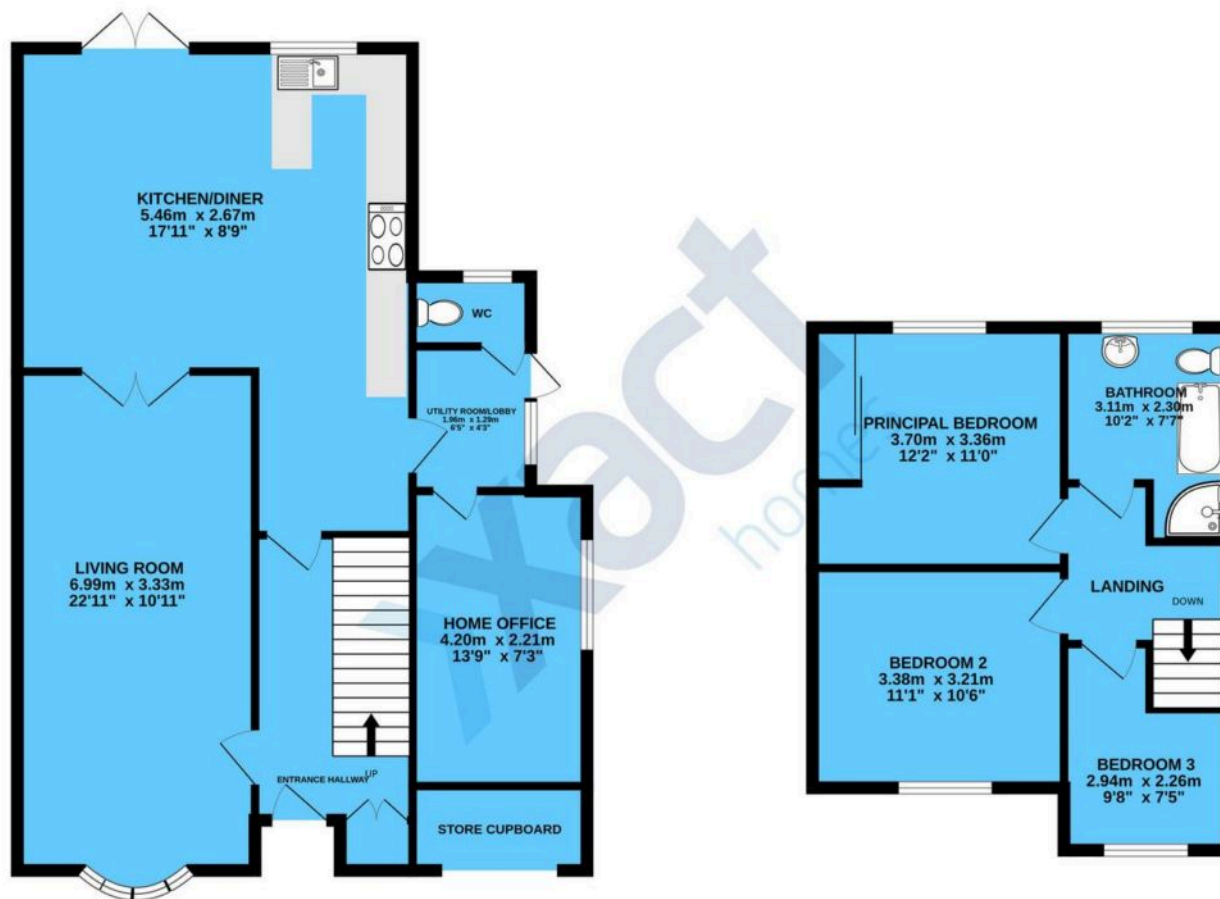
### **INFORMATION FOR POTENTIAL BUYERS**

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: 101.0 sq.m. (1087 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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# Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

