



Maxstoke Croft, Shirley

Guide Price £395,000





PROPERTY OVERVIEW

Nestled within the tranquillity of a quiet cul de sac, this charming three-bedroom semi-detached family home presents an enticing opportunity, boasting the rare advantage of NO UPWARD CHAIN. With the potential for extension, subject to planning permission, this property offers the flexibility for future growth and development. Upon entering, a welcoming hallway greets you, revealing ample storage space and a convenient guest toilet. The living room exudes warmth and light, accentuated by a striking feature fireplace. Flowing seamlessly from the living room, the dining area offers picturesque views of the rear garden through sliding doors, creating a perfect setting for family gatherings. The breakfast kitchen provides generous work surfaces, complemented by a large utility room for added convenience. Upstairs, three double bedrooms await, two of which feature fitted storage, accompanied by a spacious landing and a family bathroom with a separate toilet.

Completing this delightful property is a well-established south-facing rear garden, offering a peaceful retreat. Ideal for first-time buyers or investors, this home embodies comfort, potential, and a promising future.



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

- No Upward Chain
- Three Bedroom Semi Detached
- Quiet Cul De Sac Location
- Potential To Extend Subject To Planning Permission
- Living Room & Dining Area
- Breakfast Kitchen
- Large Utility Room
- Family Bathroom With Separate WC
- Well Established Rear Garden
- Ideal For First Time Buyers Or Investors



PORCH

HALLWAY

WC

LIVING ROOM

16' 1" x 11' 0" (4.90m x 3.35m)

DINING AREA

11' 0" x 9' 4" (3.35m x 2.84m)

BREAKFAST KITCHEN

9' 6" x 9' 4" (2.90m x 2.84m)

UTILITY ROOM

15' 1" x 7' 3" (4.60m x 2.21m)

FIRST FLOOR

BEDROOM ONE

16' 1" x 11' 0" (4.90m x 3.35m)

BEDROOM TWO

13' 5" x 8' 10" (4.09m x 2.69m)

BEDROOM THREE

11' 0" x 9' 6" (3.35m x 2.90m)

BATHROOM

9' 6" x 6' 1" (2.90m x 1.85m)

SEPARATE WC

OUTSIDE THE PROPERTY

GARAGE

16' 1" x 8' 2" (4.90m x 2.49m)

**TOTAL SQUARE FOOTAGE**

120.5 sq.m (1297 sq.ft) approx.

CARPORT**WELL ESTABLISHED GARDEN****ITEMS INCLUDED IN THE SALE**

Fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

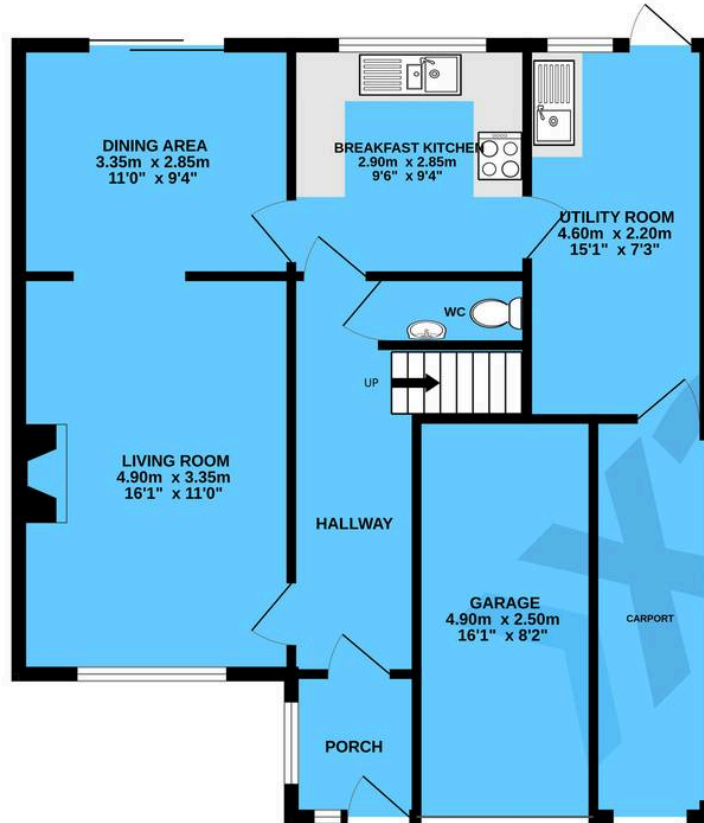
Services - water on a meter, mains electricity and sewers. Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

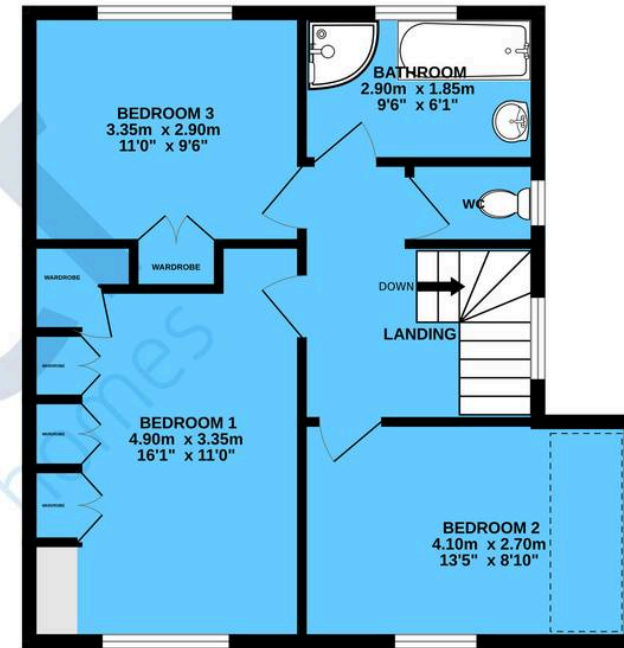
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 120.5 sq.m. (1297 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

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