



Highdown Crescent, Shirley

Guide Price £415,000





PROPERTY OVERVIEW

Immaculately presented and recently refurbished to a high standard, this three-bedroom semi-detached property presents a fantastic opportunity for prospective buyers. Nestled in a quiet cul-de-sac, yet within easy reach of all local amenities, this residence offers the perfect blend of tranquillity and convenience. Upon entering, you are greeted by a spacious hallway that leads into the heart of the home – a stunning open plan kitchen/family room. Featuring fully integrated appliances, a large breakfast bar, ample seating area, and flooded with natural light, this space is perfect for both every-day living and entertaining. Additionally, the ground floor has been cleverly reconfigured to include a versatile dining room that can easily function as a playroom or home office, complemented by a convenient guest toilet. Ascending to the upper level, three generously sized bedrooms await, comprising two doubles and a spacious single complete with fitted wardrobes. Serviced by a well-appointed family bathroom, this floor provides comfortable accommodation for the whole family. Stepping outside, the property boasts a charming rear garden, predominantly laid to lawn, offering a private and serene outdoor space for relaxing or al fresco dining. This property truly encapsulates modern family living in a prime location, presenting an exceptional opportunity to own a home that effortlessly combines style, comfort, and convenience.





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: C

Tenure: Freehold

- Three Bedroom Semi-Detached Property
- No Upward Chain
- Immaculately Presented Throughout & Recently Refurbished
- Set On A Quiet Cul-De-Sac
- Open Plan Kitchen / Family Room
- Versatile Dining Room
- Three Generously Sized Bedrooms
- Family Bathroom
- Lawn Rear Garden
- Driveway Leading To Single Garage



HALLWAY

FAMILY ROOM

20' 0" x 11' 8" (6.10m x 3.56m)

KITCHEN

7' 7" x 5' 7" (2.31m x 1.70m)

DINING ROOM

7' 3" x 6' 11" (2.21m x 2.11m)

WC

5' 1" x 3' 10" (1.55m x 1.17m)

INTEGRAL GARAGE

16' 11" x 7' 10" (5.16m x 2.39m)

FIRST FLOOR

BEDROOM ONE

8' 6" x 7' 7" (2.59m x 2.31m)

BEDROOM TWO

13' 5" x 5' 3" (4.09m x 1.60m)

BEDROOM THREE

11' 8" x 9' 0" (3.56m x 2.74m)

BATHROOM

7' 1" x 6' 6" (2.16m x 1.98m)

TOTAL SQUARE FOOTAGE

89.5 sq.m (963 sq.ft) approx.



OUTSIDE THE PROPERTY

CHARMING GARDEN

OFF ROAD PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, dishwasher, electric garage door, all carpets, curtains and blinds, some light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

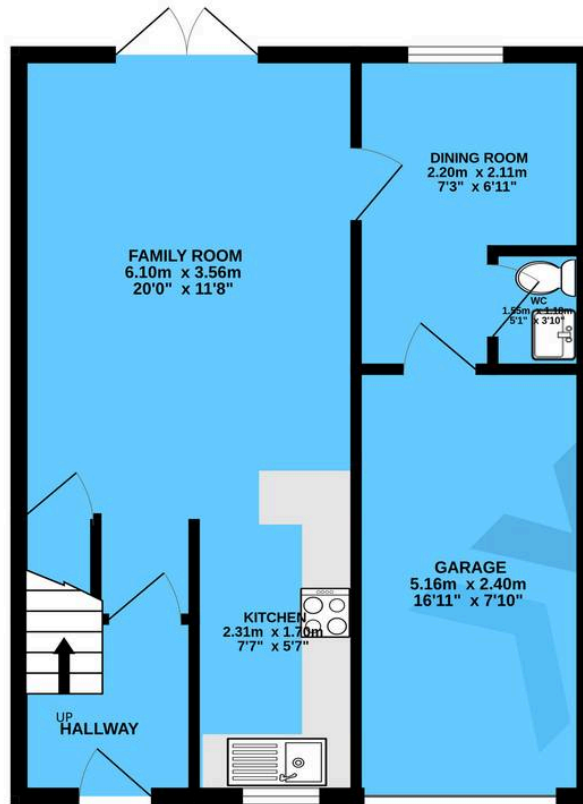
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.

INFORMATION FOR POTENTIAL BUYERS

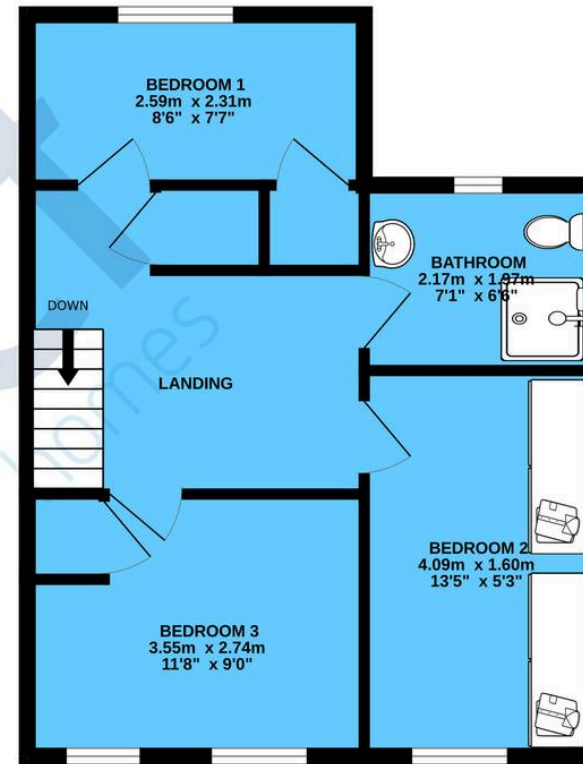
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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
46.9 sq.m. (505 sq.ft.) approx.



1ST FLOOR
42.6 sq.m. (458 sq.ft.) approx.



TOTAL FLOOR AREA : 89.5 sq.m. (963 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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