



Perry Gardens, Shirley

Offers Over £550,000





PROPERTY OVERVIEW

Situated on a peaceful cul-de-sac with a charming outlook, this outstanding four-bedroom detached family home offers an exceptional living experience set over three well-appointed floors.

Upon entering the property, you are greeted by a spacious entrance hallway boasting ample storage space and a convenient guest toilet. The heart of the home lies in the stunning open plan kitchen/dining room, complete with fully integrated appliances and an abundance of natural light filling the space, creating a welcoming atmosphere for entertaining and daily living. The property also features a generously sized living room, providing a comfortable retreat for relaxation.

Ascending to the first floor, you will find three generously proportioned bedrooms, including a large double bedroom with an en-suite shower room and fitted storage. The remaining bedrooms on this floor are serviced by a well-appointed family bathroom. Making your way up to the second floor, a sizeable principal bedroom awaits, featuring an en-suite shower room and ample fitted storage, offering a private sanctuary to unwind.





Externally, the property boasts a beautifully landscaped south-facing rear garden, perfect for enjoying outdoor activities or alfresco dining in the warmer months. Additionally, a driveway located to the side of the property provides ample parking space and leads to a detached garage, ensuring convenience for residents with multiple vehicles.

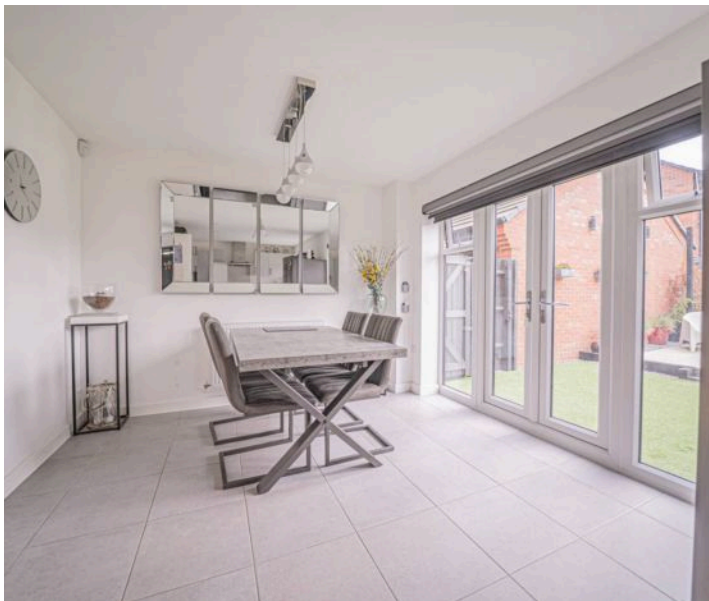
This meticulously designed family home offers a harmonious blend of modern living spaces and practical amenities, providing a haven for daily living and entertaining. With its prime location on a tranquil cul-de-sac and its well-designed layout, this property presents a rare opportunity to own a distinguished residence in a sought-after neighbourhood. Book a viewing today to experience the charm and elegance this property has to offer.

PROPERTY LOCATION

The property is ideally located between Solihull, Dorridge and surrounding countryside. 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. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Nearby towns and villages such as Solihull and Dorridge offer 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.

Council Tax band: F

Tenure: Freehold





- Four Bedroom Detached Family Home
- Set On A Quiet Cul-De-Sac With Excellent Views
- Immaculately Presented Throughout
- Set Over Three Floors
- Open Plan Kitchen / Dining Room
- Spacious Living Room
- Four Generously Sized Bedrooms
- Family Bathroom & Two Ensuites
- Landscaped South Facing Rear Garden



ENTRANCE HALLWAY

WC

LIVING ROOM

15' 1" x 11' 0" (4.60m x 3.35m)

KITCHEN / DINING ROOM

20' 4" x 10' 2" (6.20m x 3.10m)

UTILITY

FIRST FLOOR

BEDROOM TWO

12' 10" x 10' 4" (3.90m x 3.15m)

BEDROOM TWO ENSUITE

7' 10" x 6' 7" (2.40m x 2.00m)

BEDROOM THREE

11' 10" x 11' 6" (3.60m x 3.50m)

BEDROOM FOUR

8' 10" x 7' 5" (2.70m x 2.25m)

BATHROOM

9' 10" x 7' 5" (3.00m x 2.25m)

SECOND FLOOR

PRINCIPAL BEDROOM

14' 11" x 12' 10" (4.55m x 3.90m)

PRINCIPAL BEDROOM ENSUITE

9' 6" x 6' 3" (2.90m x 1.90m)

TOTAL SQUARE FOOTAGE

142.2 sq.m (1531 sq.ft) approx.



OUTSIDE THE PROPERTY

GARAGE

19' 8" x 10' 6" (6.00m x 3.20m)

SHED

6' 11" x 4' 11" (2.10m x 1.50m)

DRIVEWAY PARKING FOR THREE VEHICLES

LANDSCAPED SOUTH FACING GARDEN

With remote controlled mood lighting to outer edges.

ITEMS INCLUDED IN THE SALE

AEG integrated oven, AEG integrated hob, AEG extractor, Zanussi dishwasher, all carpets, fitted wardrobes in two bedrooms and garden shed. Blinds and light fittings available by negotiation.

ADDITIONAL INFORMATION

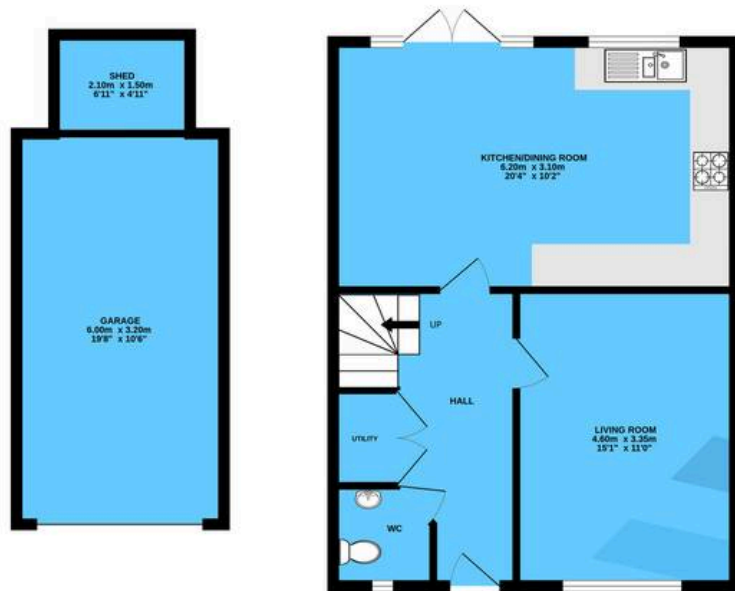
Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

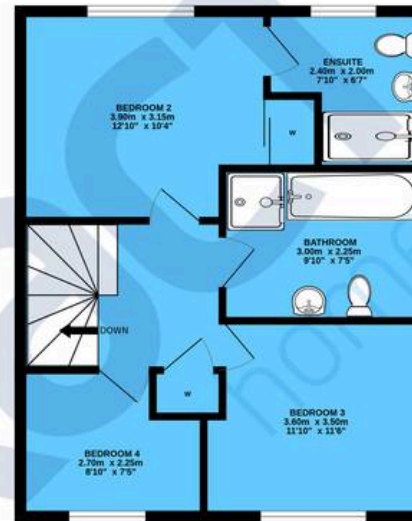
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



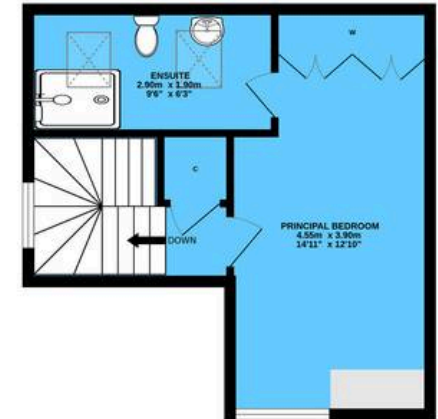
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 142.2 sq.m. (1531 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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