



**Stratford Road, Shirley**

Guide Price £315,000







## PROPERTY OVERVIEW

Occupying a prime location within walking distance of local amenities and shops, this exceptional three-bedroom semi-detached property presents a unique opportunity for a discerning buyer. Boasting a desirable setting and with NO UPWARD CHAIN, this home offers immense potential for further expansion, subject to requisite planning permissions. Upon entering, the property welcomes you with an inviting hallway providing ample storage space, leading to two generous reception rooms. The living room features a striking fireplace while the family/dining room offers panoramic views of the rear garden. A fitted kitchen, practical utility area, guest toilet, store room, and tandem garage complete the ground floor. Ascend the stairs to discover three well-proportioned bedrooms serviced by a family bathroom. Outside, a delightful rear garden with lawn and patio area awaits, complemented by a front lawn foregarden and driveway. With its versatile layout and superb location, this property promises an enviable lifestyle for its next owners.







## 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 Family Home
- Prime Location Walking Distance To All Local Amenities
- NO UPWARD CHAIN
- Scope For Extension Subject To Planning Permission
- Two Large Reception Rooms
- Fitted Kitchen
- Three Generously Sized Bedrooms
- Family Bathroom
- Delightful Rear Garden
- Driveway & Garage





**PORCH**

**HALLWAY**

**LIVING ROOM**

13' 8" x 11' 11" (4.17m x 3.63m)

**FAMILY/DINING ROOM**

14' 5" x 9' 0" (4.39m x 2.74m)

**KITCHEN**

10' 6" x 5' 7" (3.20m x 1.70m)

**UTILITY ROOM**

13' 3" x 10' 7" (4.04m x 3.23m)

**WC**

**STORE ROOM**

10' 1" x 4' 8" (3.07m x 1.42m)

**TANDEM GARAGE**

23' 11" x 7' 1" (7.29m x 2.16m)

**FIRST FLOOR**

**BEDROOM ONE**

11' 11" x 11' 1" (3.63m x 3.38m)

**BEDROOM TWO**

13' 8" x 9' 1" (4.17m x 2.77m)

**BEDROOM THREE**

8' 11" x 7' 9" (2.72m x 2.36m)

**BATHROOM**

7' 6" x 6' 4" (2.29m x 1.93m)



**TOTAL SQUARE FOOTAGE**

86.0 sq.m (926 sq.ft) approx.

**OUTSIDE THE PROPERTY****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****DELIGHTFUL REAR GARDEN WITH PATIO AREA****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, Indersit fridge, Russell Hobbs freezer, Hotpoint washing machine, garden shed, greenhouse and some carpets.

**ADDITIONAL INFORMATION**

Services – mains gas, electricity and sewers.  
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



TOTAL FLOOR AREA : 86.0 sq.m. (926 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropix ©2025

# Xact Homes

6 The Square, Solihull - B91 3RB

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

