



Hollington Way, Shirley

Offers Over £650,000







## PROPERTY OVERVIEW

Welcome to this stunning four bedroom detached family home, nestled on a quiet road just a stone's throw away from all local amenities and schools. The property is beautifully presented throughout, exuding elegance and charm from the moment you step in through the spacious entrance hallway. The ground floor boasts two reception rooms, providing ample space for both relaxation and entertainment. The lovely living room features a bay window that invites in an abundance of natural light, while the adjacent dining room is a bright and inviting space for family meals and gatherings. The heart of the home lies in the open plan kitchen/diner, where modern units and integrated appliances cater to all your culinary needs. A practical utility room leads to the double garage, offering convenience and functionality for every-day tasks. A guest cloakroom completes the ground floor layout, adding a touch of convenience for visitors. Upstairs, you will find four generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The Principal Bedroom is a true sanctuary, with fitted storage providing ample space for your belongings, and an en-suite for added privacy and luxury.





Outside, a lovely rear garden awaits, with a patio seating area that is perfect for al fresco dining or simply enjoying the fresh air. A driveway to the front provides parking space for multiple vehicles, ensuring convenience for you and your guests. Don't miss the opportunity to make this exquisite property your new home. Contact us today to arrange a viewing and experience the comfort and luxury this residence has to offer.

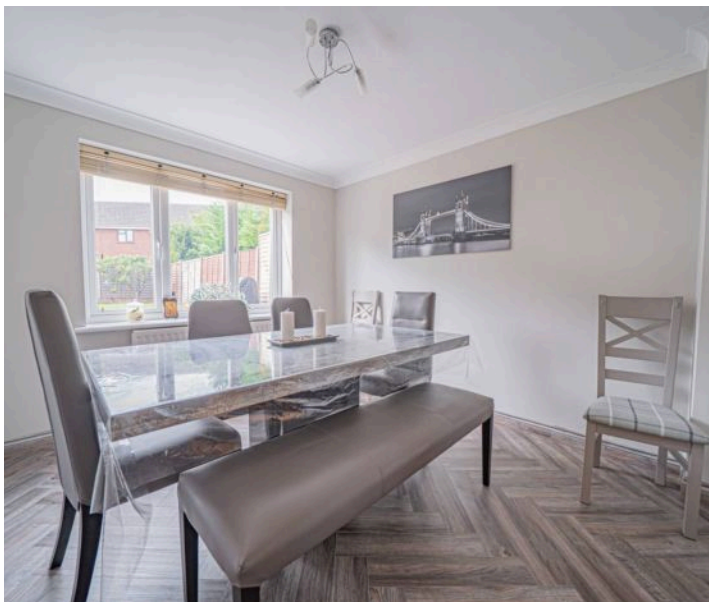
#### PROPERTY LOCATION

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: F

Tenure: Freehold

- Four Bedroom Detached Family Home
- Set On A Quiet Road
- Two Spacious Reception Rooms
- Kitchen/Diner
- Utility & Double Garage
- Four Generously Sized Bedrooms
- Family Bathroom & En-Suite
- Well Maintained Rear Garden
- Early Viewing Essential







## **ENTRANCE HALLWAY**

### **WC**

7' 7" x 3' 1" (2.31m x 0.94m)

### **LIVING ROOM**

21' 11" x 11' 9" (6.68m x 3.58m)

### **DINING ROOM**

10' 8" x 9' 11" (3.25m x 3.02m)

### **KITCHEN/DINER**

16' 8" x 10' 9" (5.08m x 3.28m)

### **UTILITY**

12' 1" x 7' 5" (3.68m x 2.26m)

### **INTEGRAL DOUBLE GARAGE**

19' 2" x 16' 8" (5.84m x 5.08m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

14' 1" x 12' 1" (4.29m x 3.68m)

### **ENSUITE**

8' 7" x 5' 8" (2.62m x 1.73m)

### **BEDROOM TWO**

13' 7" x 11' 1" (4.14m x 3.38m)

### **BEDROOM THREE**

10' 6" x 8' 5" (3.20m x 2.57m)

### **BEDROOM FOUR**

10' 1" x 9' 0" (3.07m x 2.74m)



**BATHROOM**

8' 0" x 6' 3" (2.44m x 1.91m)

**TOTAL SQUARE FOOTAGE**

162.6 sq.m (1750 sq.ft) approx.

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

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, electric garage door, all carpets, curtains, blinds or light fittings and fitted wardrobes in three bedrooms.

**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.

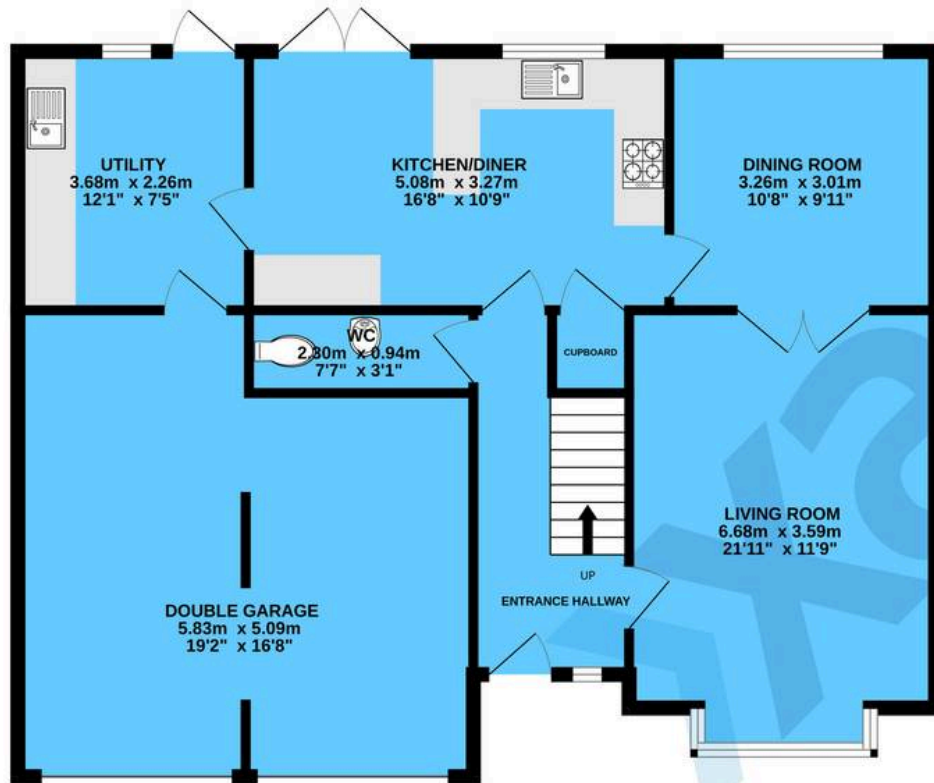
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

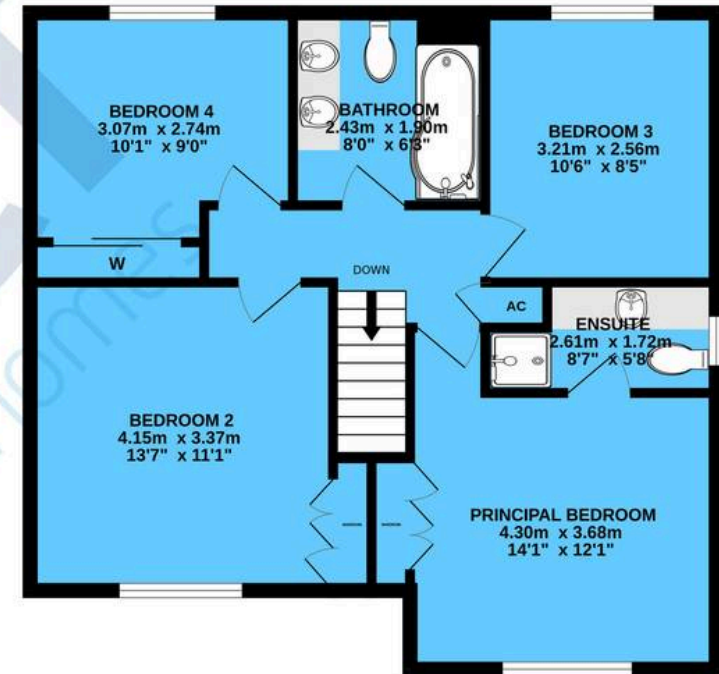




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 162.6 sq.m. (1750 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

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