



Wakelin Road, Shirley

Guide Price £320,000





PROPERTY OVERVIEW

Introducing this delightful three-bedroom end-terrace home, located on a peaceful cul-de-sac, offering a tranquil retreat within a convenient setting. Boasting a generous driveway that can accommodate multiple vehicles, the property provides ample parking space for residents and guests alike. Upon entering the home, you are greeted by a welcoming entrance hallway that leads seamlessly into the modern open-plan kitchen/diner. Featuring fully integrated appliances and offering picturesque views of the rear garden, this space is perfect for both everyday living and entertaining. The bright and spacious living room offers a comfortable area to relax and unwind, while a convenient guest toilet on the main floor adds to the functionality of the home. Ascending the staircase, you will find three generously sized bedrooms, each offering a peaceful sanctuary for rest and relaxation. These bedrooms are serviced by a well-appointed family bathroom, ensuring comfort and convenience for all residents. Outside, the property boasts a well-maintained rear garden, providing a private outdoor oasis for residents to enjoy. A charming patio seating area offers the perfect spot for al fresco dining or simply soaking up the sunshine in the warmer months.





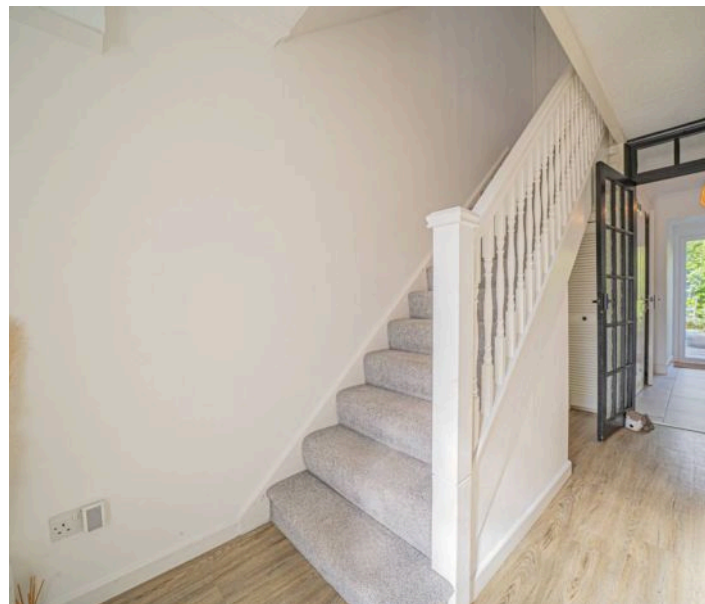
PROPERTY LOCATION

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 End-Terrace Home
- Set On A Quiet Cul-De-Sac
- Ideal For First-Time Buyers & Investors
- Spacious Living Room
- Modern Fitted Kitchen/Diner
- Three Generously Sized Bedrooms
- Family Bathroom
- Well Maintained Rear Garden





ENTRANCE HALLWAY

LIVING ROOM

13' 11" x 11' 3" (4.24m x 3.43m)

KITCHEN/DINER

14' 5" x 12' 0" (4.39m x 3.66m)

WC

FIRST FLOOR

BEDROOM ONE

14' 0" x 9' 8" (4.27m x 2.95m)

BEDROOM TWO

12' 2" x 11' 0" (3.71m x 3.35m)

BEDROOM THREE

10' 0" x 7' 7" (3.05m x 2.31m)

BATHROOM

7' 7" x 5' 6" (2.31m x 1.68m)

TOTAL SQUARE FOOTAGE

83.0 sq.m (893 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WELL MAINTAINED REAR GARDEN WITH PATIO SEATING

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher and all carpets and light fittings.

ADDITIONAL INFORMATION

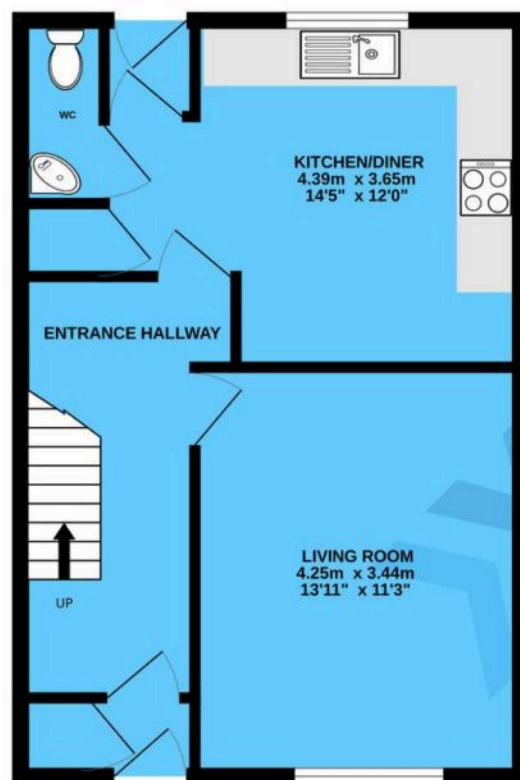
Services - water on a meter, mains gas, electricity and sewers. Broadband - cable.

INFORMATION FOR POTENTIAL BUYERS

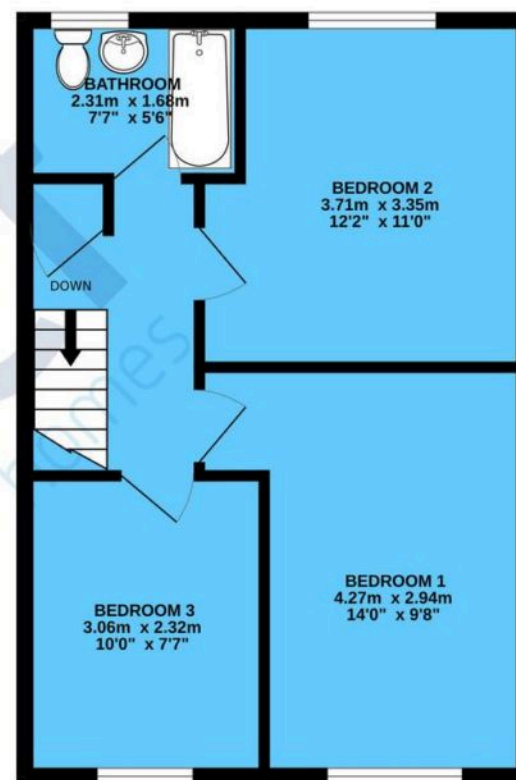
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 83.0 sq.m. (893 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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