



Brownley Road, Shirley

Guide Price **£375,000**





PROPERTY OVERVIEW

This charming three-bedroom semi-detached family home, nestled on a serene cul-de-sac, offers the ideal blend of comfort and convenience. Located just a stone's throw away from a plethora of local amenities and well-regarded schools, this property is perfectly positioned for family life.

Upon entering through the welcoming hallway, one is greeted by a sense of warmth and space that flows throughout the home. The property boasts two generously proportioned reception rooms, comprising a cosy living room and an elegant formal dining room ideal for entertaining guests. The fitted kitchen, complete with a lovely view of the rear garden, is both functional and aesthetically pleasing. A practical utility room adds to the convenience of daily living.

Ascending the stairs to the first floor, residents will find three well-appointed bedrooms. The two large double bedrooms offer ample space for relaxation and rest, while the versatile single bedroom could easily serve as a home office or a child's room. These rooms are serviced by a tastefully designed family bathroom, completing the upper level of the home.

Outside, the property unfolds into a generously sized garden, providing a tranquil retreat for outdoor activities and leisure. A wide driveway leads to a single garage, ensuring ample parking space for vehicles and offering convenient storage solutions.





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: D

Tenure: Freehold

- Three Bedroom Semi-Detached Home
- Set On A Quiet Cul-De-Sac
- Two Spacious Reception Rooms
- Fitted Kitchen With Views Of Rear Garden
- Practical Utility Room & Garage
- Two Double Bedrooms & Single
- Family Bathroom
- Generously Sized Rear Garden



PORCH

HALLWAY

WC

LIVING ROOM

14' 8" x 11' 11" (4.47m x 3.63m)

FORMAL DINING ROOM

12' 3" x 11' 5" (3.73m x 3.48m)

KITCHEN

10' 10" x 6' 10" (3.30m x 2.08m)

UTILITY ROOM

10' 8" x 6' 6" (3.25m x 1.98m)

WC

INTEGRAL GARAGE

15' 0" x 8' 5" (4.57m x 2.57m)

FIRST FLOOR

BEDROOM ONE

15' 9" x 10' 10" (4.80m x 3.30m)

BEDROOM TWO

12' 5" x 11' 7" (3.78m x 3.53m)

BEDROOM THREE

9' 5" x 7' 8" (2.87m x 2.34m)

BATHROOM

8' 8" x 6' 11" (2.64m x 2.11m)

TOTAL SQUARE FOOTAGE

107.7 sq.m (1159 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GENEROUS SIZED REAR GARDEN

ITEMS INCLUDED IN THE SALE

TBC.

ADDITIONAL INFORMATION

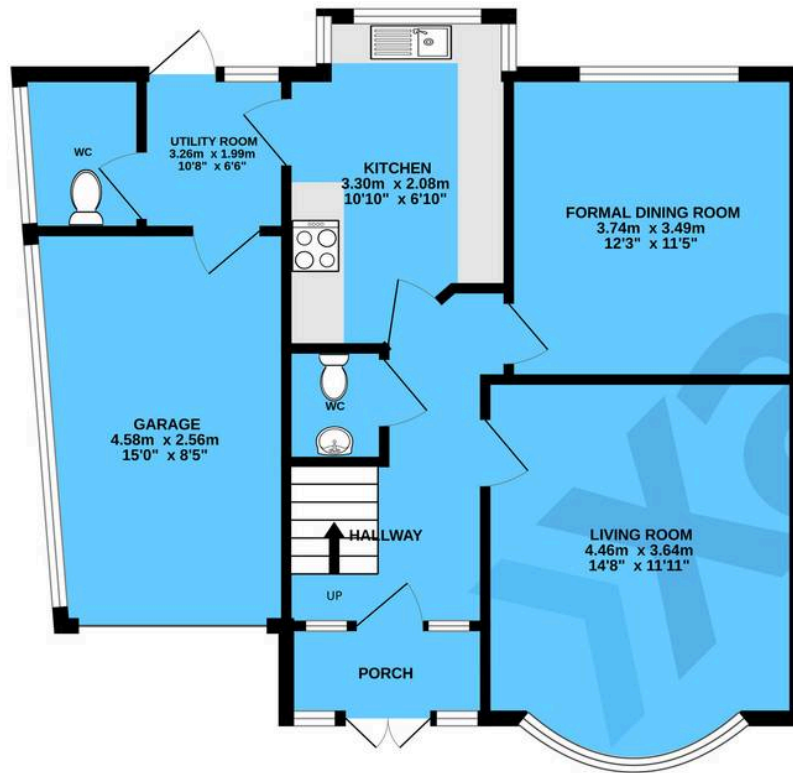
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

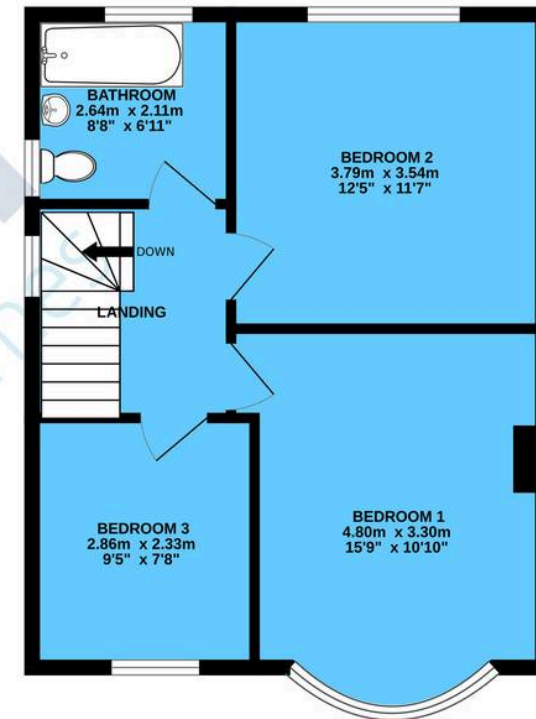
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 107.7 sq.m. (1159 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

6 The Square, Solihull - B91 3RB

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

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