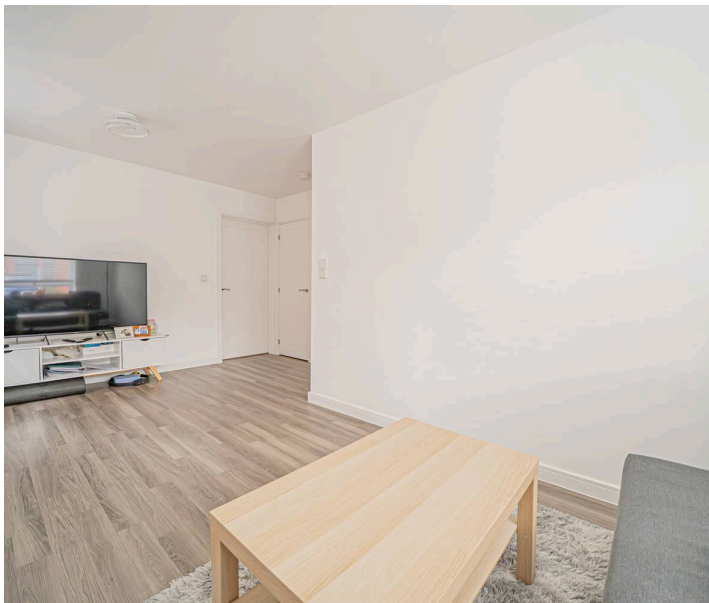
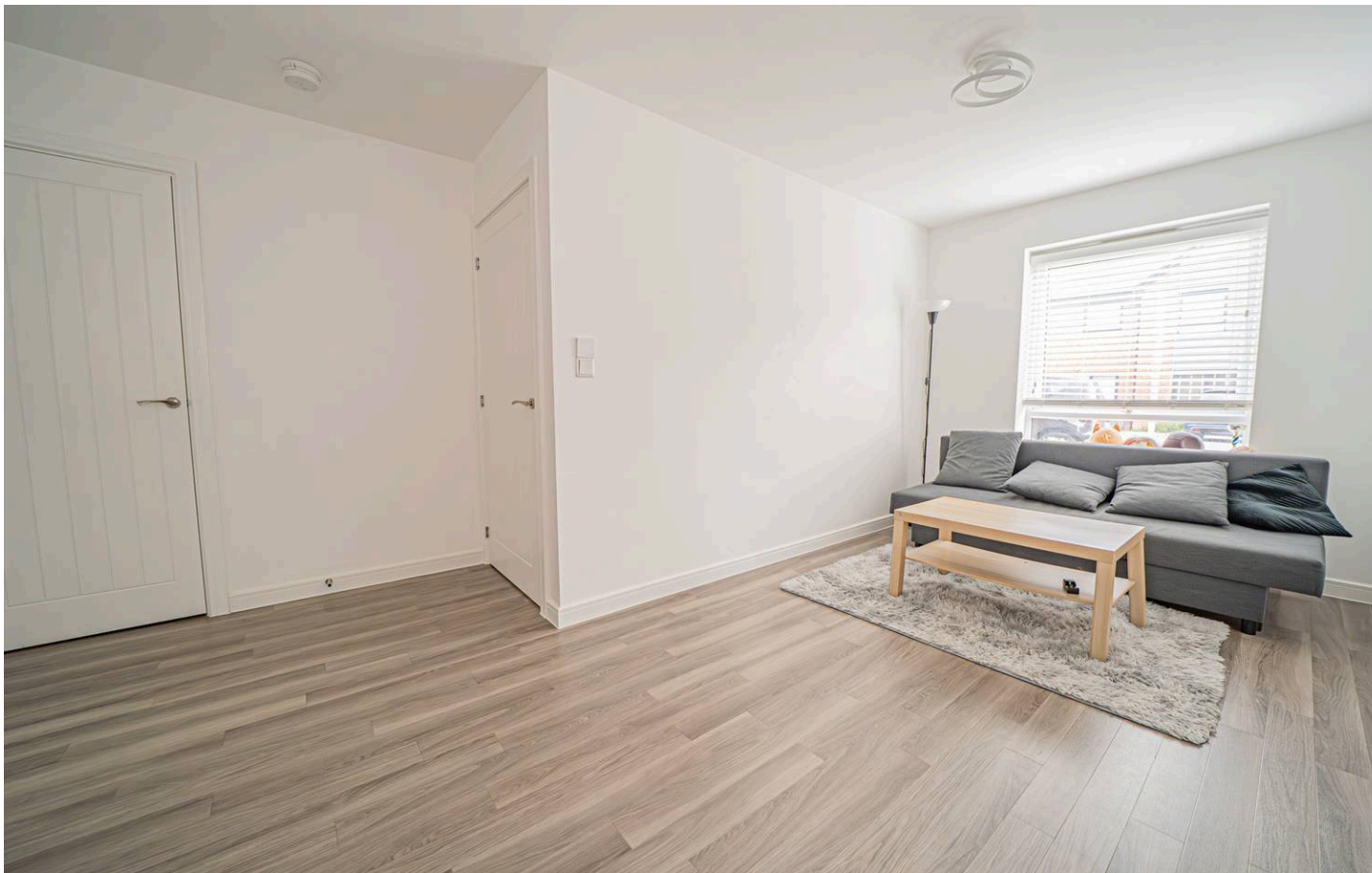




Light Hall Lane, Shirley

Guide Price £450,000





PROPERTY OVERVIEW

Introducing a remarkable opportunity to own a modern and spacious four-bedroom semi-detached family home, flawlessly constructed in 2023. Perfectly positioned in a prime locale, this property resides on a tranquil street within proximity to an array of local amenities, catering to the convenience and comfort of its occupants. Stepping inside, the property unveils its charm and functionality across three meticulously designed floors. The entrance hallway gracefully welcomes residents and guests, unveiling a delightfully designed guest cloakroom tailored for practical living. Moving onward, the expansive living room offers a versatile space ideal for both relaxation and entertainment purposes. Catering to the heart of the home, the open-plan kitchen/diner impress with contemporary finishes and features direct access to the rear garden through double doors, infusing the interiors with natural light and offering seamless indoor-outdoor connectivity. Ascending to the first floor, two generously sized bedrooms await, where the principal bedroom graces residents with an en-suite, complemented by a family bathroom serving the second bedroom. Continuing upwards to the second floor, two additional bedrooms and a family bathroom offer ample space for personalisation and comfort.



Outside, the property boasts a serene south-westerly facing rear garden, providing a private sanctuary for outdoor activities and moments of relaxation. Completing the exterior features, a side driveway leading to a single garage ensures convenience and practicality for parking needs and additional storage space. Furthermore, this property comes with the added benefit of an 8-year NHBC warranty, guaranteeing peace of mind and quality assurance for discerning homeowners. Combining modern aesthetics, thoughtful design, and a desirable location, this semi-detached residence encapsulates the essence of contemporary family living, offering a harmonious blend of comfort, functionality, and style. A truly exceptional opportunity not to be missed.

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: E

Tenure: Freehold





- Four Bedroom Semi-Detached Family Home With Downstairs WC
- NO UPWARD CHAIN
- Built In 2023 With 8 Year New-Built Warranty (with customer service support for maintenance)
- Prime Location Close To All Local Amenities
- Large Living Room
- Spacious Open Plan Kitchen / Diner
- Four Generously Sized Bedrooms
- Two Family Bathrooms & En-Suite
- South-Westerly Facing Rear Garden
- Driveway & Single Garage

ENTRANCE HALLWAY

WC

LIVING ROOM

17' 5" x 11' 9" (5.30m x 3.58m)

KITCHEN/DINER

14' 9" x 14' 2" (4.50m x 4.33m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 1" x 10' 11" (4.61m x 3.34m)

ENSUITE

BEDROOM TWO

11' 3" x 7' 9" (3.44m x 2.36m)

BATHROOM

7' 0" x 7' 0" (2.14m x 2.14m)

SECOND FLOOR

BEDROOM THREE

12' 8" x 11' 9" (3.85m x 3.57m)

BEDROOM FOUR

11' 1" x 7' 3" (3.37m x 2.20m)

BATHROOM

7' 7" x 7' 5" (2.30m x 2.26m)



OUTSIDE THE PROPERTY

GARAGE

20' 4" x 10' 2" (6.19m x 3.11m)

TOTAL SQUARE FOOTAGE

127.8 sq.m (1376 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

SOUTH WESTERLY FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, some carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers.

INFORMATION FOR POTENTIAL BUYERS

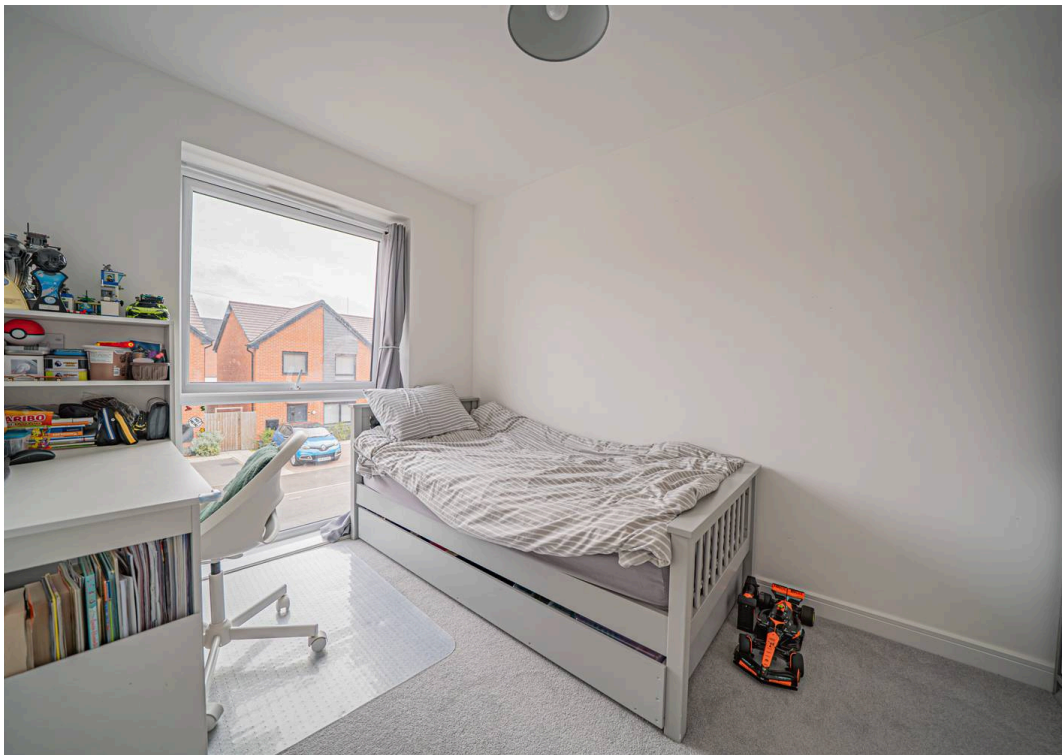
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

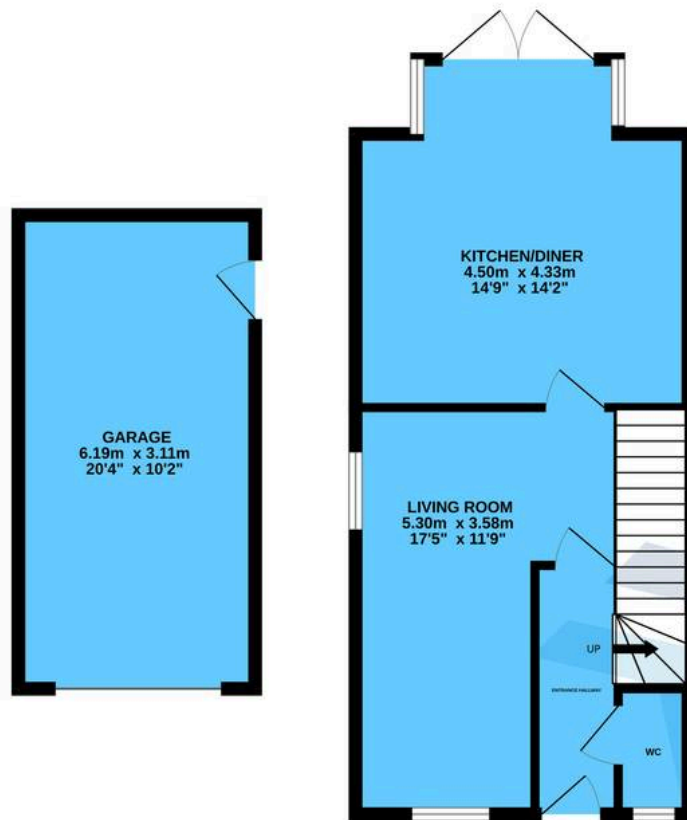
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

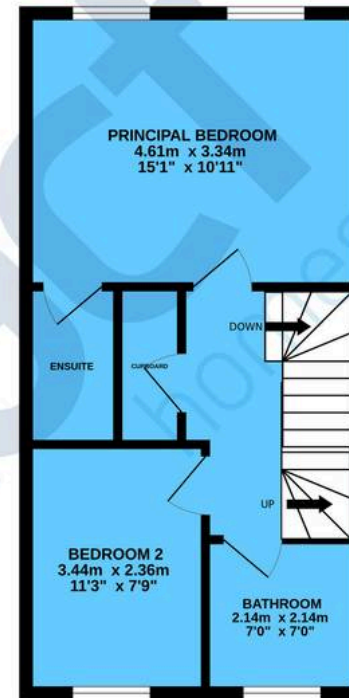
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



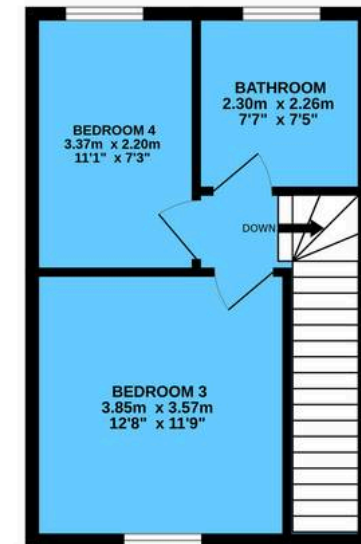
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 127.8 sq.m. (1376 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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