



Pebworth Avenue, Shirley

Guide Price £375,000





PROPERTY OVERVIEW

This immaculately presented three bedroom semi-detached home is situated on a quiet and peaceful cul-de-sac, providing an ideal setting for families or professionals seeking a turn-key property close to local amenities and well-regarded schools.

Accessed via a welcoming entrance hallway, the property offers a bright and spacious living room that is perfect for relaxing or entertaining guests. The heart of the home is the superb open-plan kitchen and dining room, featuring modern fittings and ample space for family meals or social gatherings.

Upstairs, you will find two generous double bedrooms, each offering plenty of space for furniture and storage, along with a versatile single bedroom that is currently arranged as a home office (this room could easily be adapted to suit a variety of needs). All bedrooms are served by a contemporary family bathroom with quality fixtures and fittings.

The property has been meticulously maintained and tastefully decorated throughout, ensuring a comfortable and stylish living environment from the moment you move in.

Additional benefits include a driveway, providing off-road parking and leading to a single garage, ideal for secure storage or further parking options.





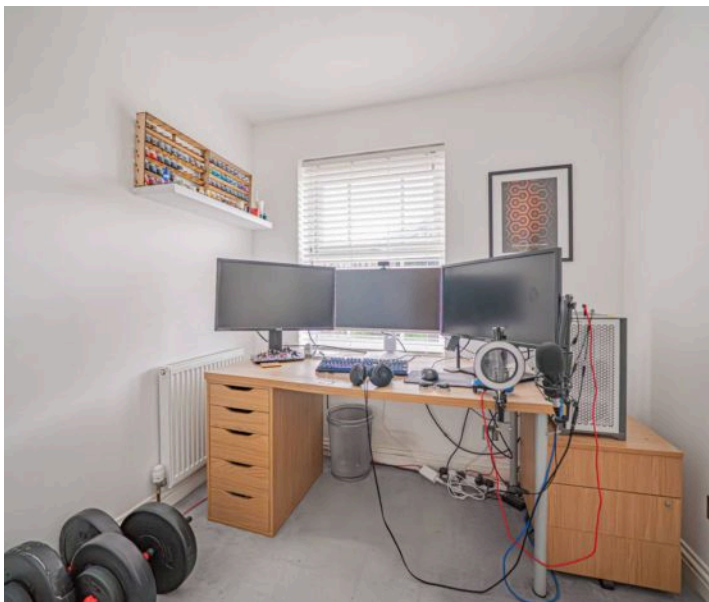
This well-appointed home represents an excellent opportunity for buyers seeking a move-in ready property in a desirable location, combining practicality with modern style and comfort. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

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: C

Tenure: Freehold



- Three Bedroom Semi-Detached Home
- Set On A Quiet & Peaceful Cul-De-Sac
- Beautifully Presented Throughout
- Spacious Living Room
- Open-Plan Kitchen / Dining Room
- Flooded With Natural Light Throughout
- Two Double Bedrooms & Versatile Single
- Family Bathroom
- Well-Maintained Rear Garden
- Driveway Leading To Single Garage



ENTRANCE HALLWAY

LIVING ROOM

16' 4" x 13' 1" (4.98m x 4.00m)

KITCHEN / DINING ROOM

13' 1" x 10' 2" (4.00m x 3.09m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 7" x 8' 3" (4.13m x 2.52m)

BEDROOM TWO

9' 4" x 5' 8" (2.84m x 1.73m)

BEDROOM THREE

7' 5" x 6' 5" (2.25m x 1.96m)

BATHROOM

7' 2" x 6' 3" (2.19m x 1.91m)

TOTAL SQUARE FOOTAGE

76.0 sq.m (815 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

16' 6" x 7' 11" (5.03m x 2.41m)

DRIVEWAY PARKING

GARDEN

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, fridge/freezer, dishwasher, washing machine, all carpets, all blinds, all light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises).

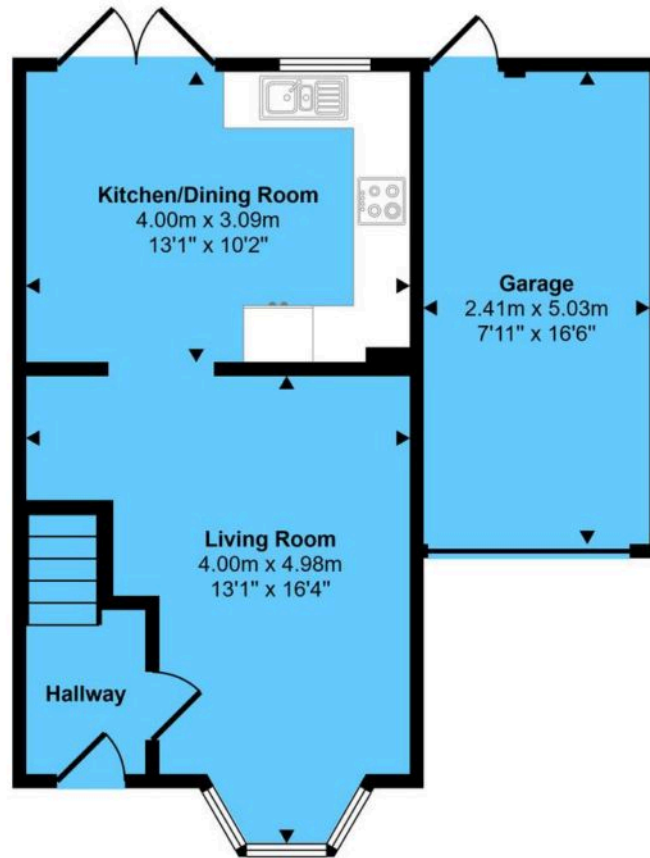
INFORMATION FOR POTENTIAL BUYERS

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.

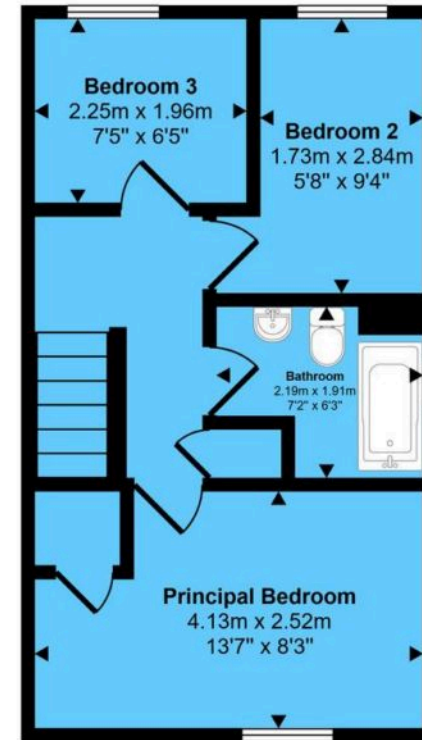
2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any 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.



Approx Gross Internal Area
76 sq m / 815 sq ft



Ground Floor
Approx 44 sq m / 479 sq ft



First Floor
Approx 31 sq m / 336 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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