



Marshall Lake Road, Shirley

Guide Price £350,000

**xact**  
HOMES



#### PROPERTY OVERVIEW

Offered to the market with no upward chain, this substantial four-bedroom semi-detached property presents an excellent opportunity for first-time buyers and investors alike, situated in a highly desirable location close to all local amenities. The home has been thoughtfully extended, offering both generous living accommodation and exciting scope for further extension (subject to planning permission), making it a versatile choice for a growing family or those seeking to add value. Accessed via a welcoming entrance hallway, the ground floor comprises two spacious reception rooms, including a formal dining room and a comfortable living room, both ideal for entertaining or relaxing with family. The fitted kitchen provides ample storage space and functionality for daily meal preparation, while a convenient downstairs bathroom adds to the practicality of the layout.



Upstairs, four well-proportioned bedrooms offer excellent versatility, whether used as sleeping quarters, a home office, or hobby rooms, and are complemented by an additional toilet for family convenience. Practicality continues outside with ample parking to the front of the property, a double garage to the rear, and an additional brick-built outbuilding, providing valuable storage or workshop space. This property blends generous proportions with flexible accommodation and future potential, all within easy reach of shops, schools, and transport links, making it a must-see for those seeking a home with immediate comfort and long-term promise.

#### 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



- Four Bedroom Semi-Detached Home
- NO UPWARD CHAIN
- Ideal For First-Time Buyers, Investors Or Downsizers
- Great Location Close To All Local Amenities
- Two Spacious Reception Rooms
- Fitted Kitchen With Ample Storage Space
- Family Bathroom
- Four Versatile Bedrooms
- Private Rear Garden With Brick Built Out Building
- Driveway & Double Garage To Rear

#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

10' 11" x 12' 5" (3.34m x 3.78m)

#### **FORMAL DINING ROOM**

11' 9" x 12' 4" (3.57m x 3.75m)

#### **KITCHEN**

8' 2" x 13' 0" (2.48m x 3.96m)

#### **DOWNSTAIRS BATHROOM**

7' 9" x 7' 6" (2.36m x 2.28m)

#### **WC**

#### **FIRST FLOOR**

#### **BEDROOM ONE**

11' 4" x 12' 10" (3.46m x 3.91m)

#### **BEDROOM TWO**

8' 6" x 8' 2" (2.59m x 2.50m)

#### **BEDROOM THREE**

8' 9" x 6' 5" (2.66m x 1.96m)

#### **BEDROOM FOUR**

6' 4" x 7' 8" (1.93m x 2.33m)

#### **WC**

#### **TOTAL SQUARE FOOTAGE**

90.0 sq.m (970 sq.ft) approx.



#### OUTSIDE THE PROPERTY

DETACHED DOUBLE GARAGE TO THE REAR

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

#### REAR GARDEN

#### ITEMS INCLUDED IN THE SALE

Everything can be left including all furniture if required.

#### ADDITIONAL INFORMATION

Services - 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.



Approx Gross Internal Area  
90 sq m / 970 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.

# Xact Homes

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