



PROPERTY OVERVIEW

This beautifully presented four bedroom detached family home offers spacious and versatile accommodation arranged over three floors, perfectly suited to modern family living. Located in a sought-after position close to local amenities, shops, and boasting excellent transport links, the property is accessed via a welcoming entrance hallway that provides ample storage solutions and a convenient guest cloakroom.

The ground floor features a stunning open plan kitchen/dining area, complete with fully integrated appliances and an abundance of natural light via bi-fold doors, creating an ideal space for both every-day living and entertaining. A spacious living room provides a comfortable retreat, designed with relaxation in mind.

On the first floor, there are three generously proportioned bedrooms, with bedroom two benefiting from its own en-suite shower room, while a contemporary family bathroom serves the remaining rooms. The top floor is dedicated to a superb principal bedroom, offering extensive storage options and a large, private en-suite bathroom, providing a tranquil sanctuary away from the main living areas.

Additional features include a beautiful landscaped rear garden, driveway with space for multiple vehicles, leading to a detached single garage (providing further parking or useful storage options).





This exceptional home combines stylish presentation with practical design, making it an outstanding opportunity for families seeking comfort, convenience, and a prime location. Early viewing is highly recommended to fully appreciate the quality and flexibility of accommodation on 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: F

Tenure: Freehold



- Beautifully Presented Four Bedroom Detached Family Home
- Excellent Location Close To All Local Amenities & Transport Links
- Set Over Three Floors
- Open Plan Kitchen / Dining Room
- Abundance Of Natural Light Throughout
- Spacious Living Room
- Four Generously Sized Bedrooms
- Family Bathroom & Two En-Suites
- Well Maintained Rear Garden
- Driveway & Single Garage



ENTRANCE HALLWAY

WC

LIVING ROOM

10' 10" x 14' 10" (3.31m x 4.51m)

KITCHEN/DINING ROOM

20' 3" x 10' 0" (6.17m x 3.05m)

FIRST FLOOR

BEDROOM TWO

14' 7" x 10' 4" (4.44m x 3.15m)

ENSUITE

5' 3" x 7' 8" (1.60m x 2.34m)

BEDROOM THREE

10' 11" x 10' 10" (3.34m x 3.30m)

BEDROOM FOUR

8' 11" x 7' 4" (2.73m x 2.24m)

BATHROOM

8' 10" x 7' 5" (2.69m x 2.27m)

SECOND FLOOR

PRINCIPAL BEDROOM

12' 8" x 16' 2" (3.86m x 4.92m)

ENSUITE

9' 8" x 5' 6" (2.94m x 1.67m)

TOTAL SQUARE FOOTAGE

130.0 sq.m (1398 sq.ft) approx.

OUTSIDE THE PROPERTY

DETACHED GARAGE

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WELL MAINTAINED REAR GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, all carpets, curtains and blinds, car charging point (fitted 2024) and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - water on a meter, 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.

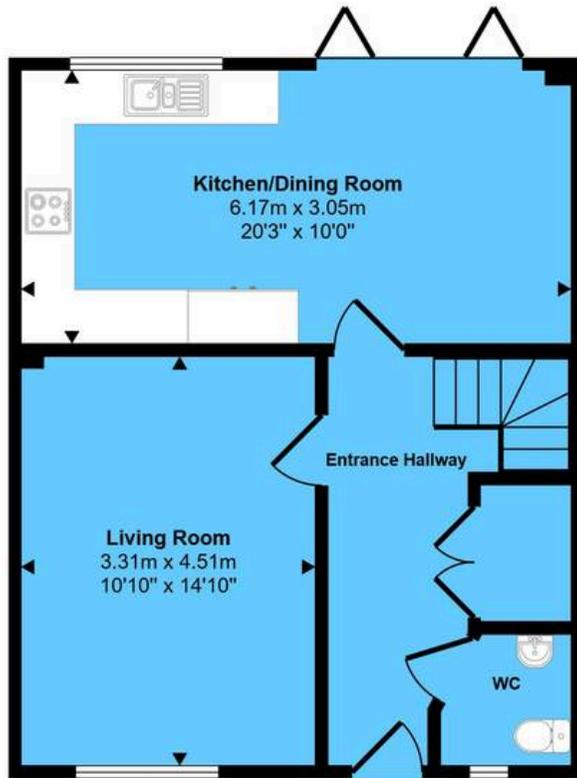
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

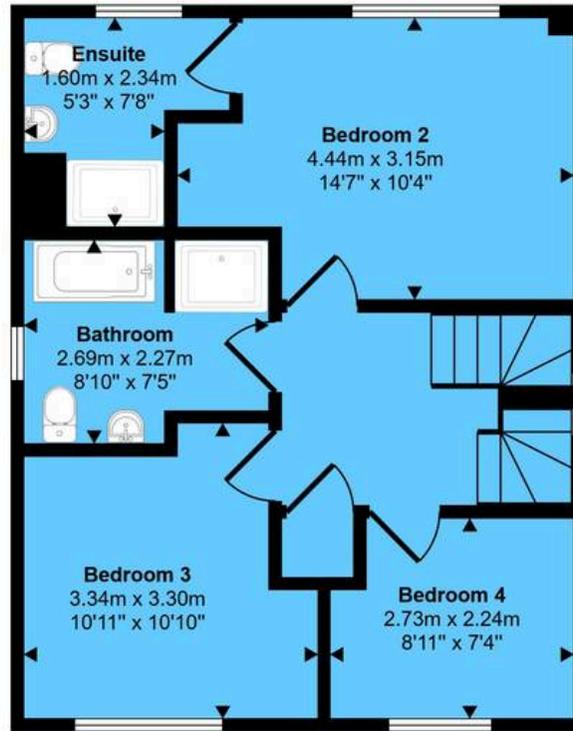
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



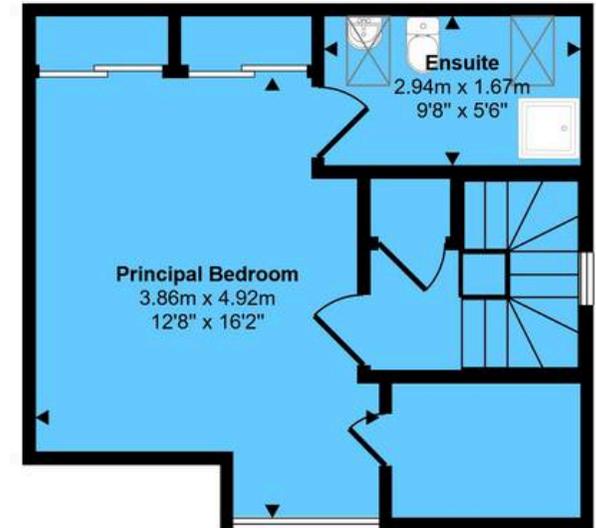
Approx Gross Internal Area
130 sq m / 1398 sq ft



Ground Floor
Approx 48 sq m / 519 sq ft



First Floor
Approx 49 sq m / 525 sq ft



Second Floor
Approx 33 sq m / 354 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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