



Queens Avenue, Shirley

Guide Price £465,000





PROPERTY OVERVIEW

This delightful three bedroom semi-detached home presents an exceptional opportunity for families seeking a thoughtfully extended and reconfigured property in a highly sought-after location, close to excellent local amenities and reputable schools. The home is accessed via a spacious porch that opens into a welcoming entrance hallway, setting the tone for the well-planned layout throughout. A guest cloakroom is conveniently positioned off the hallway, ideal for visitors. The heart of the home is a superb open plan kitchen and family room, designed to be the hub of daily life, which is flooded with natural light and enjoys pleasant views over the rear garden. This versatile space is perfect for both relaxed family living and entertaining guests. In addition, there are two further reception rooms, offering flexibility to suit a range of lifestyles. The large living room provides an inviting retreat for relaxing evenings, while the separate dining room can be adapted as a formal dining area, playroom, or home office as required. A practical utility room, complete with a guest toilet, offers additional convenience and leads directly to the single garage, providing excellent storage and workspace options.



Upstairs, you will find three generously sized bedrooms, each thoughtfully arranged to maximise comfort and space, all serviced by a modern family bathroom featuring contemporary fittings and finishes. The property benefits from a driveway with ample parking for multiple vehicles, making it ideal for busy households or those who enjoy entertaining. With its combination of spacious accommodation, flexible living spaces, and a prime location within easy reach of schools and amenities, this property represents a rare find and an outstanding choice for families seeking a move-in ready home. Early viewing is highly recommended to fully appreciate the quality and versatility 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: D

Tenure: Freehold





- Delightful Three Bedroom Semi-Detached Family Home
- Thoughtfully Extended & Reconfigured
- Excellent Open Plan Kitchen / Family Room
- Abundance Of Natural Light Throughout
- Two Versatile Reception Rooms
- Three Generously Sized Bedrooms
- Modern Family Bathroom
- Well Maintained Rear Garden
- Driveway Providing Ample Parking & Single Garage

PORCH

ENTRANCE HALLWAY

LIVING ROOM

11' 1" x 14' 10" (3.39m x 4.51m)

KITCHEN/FAMILY ROOM

18' 8" x 8' 10" (5.68m x 2.69m)

DINING ROOM

9' 1" x 16' 2" (2.77m x 4.92m)

UTILITY

6' 2" x 4' 0" (1.88m x 1.21m)

WC

INTEGRAL GARAGE

10' 2" x 14' 9" (3.09m x 4.49m)

FIRST FLOOR

BEDROOM ONE

11' 2" x 12' 1" (3.41m x 3.69m)

BEDROOM TWO

11' 3" x 11' 4" (3.44m x 3.46m)

BEDROOM THREE

7' 3" x 9' 3" (2.20m x 2.83m)

BATHROOM

7' 2" x 9' 0" (2.19m x 2.74m)

TOTAL SQUARE FOOTAGE

127.0 sq.m (1365 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WELL MAINTAINED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Zanussi integrated oven, Zanussi integrated hob, Electrolux extractor, Zanussi fridge, Hotpoint freezer, Zanussi dishwasher, garden shed, all carpets and blinds and wardrobes in back bedroom.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

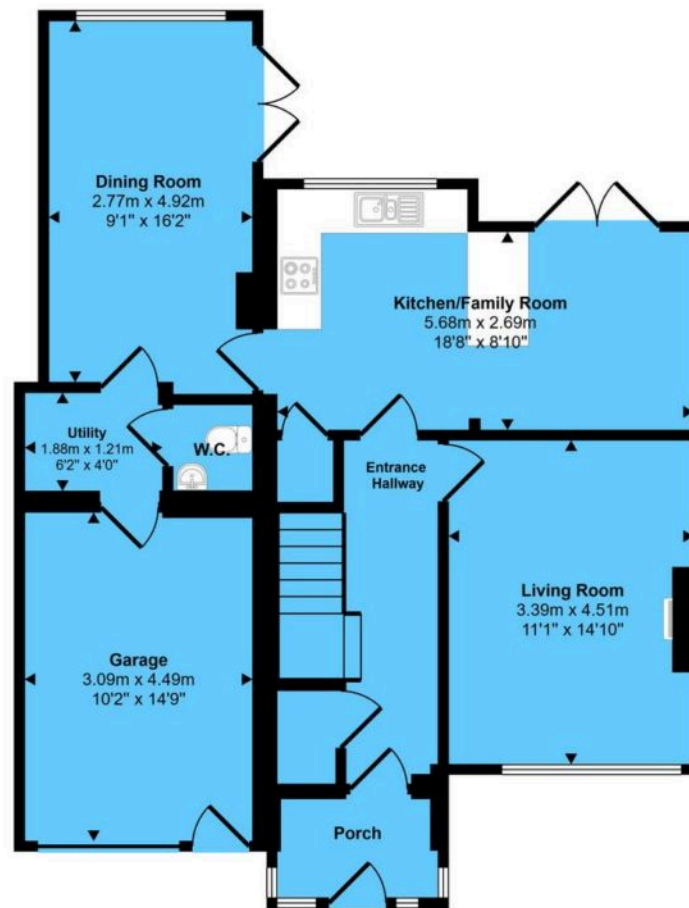
Broadband - FTTP (fibre to the premises). Loft space - part boarded garage and part boarded with ladder on landing.

INFORMATION FOR POTENTIAL BUYERS

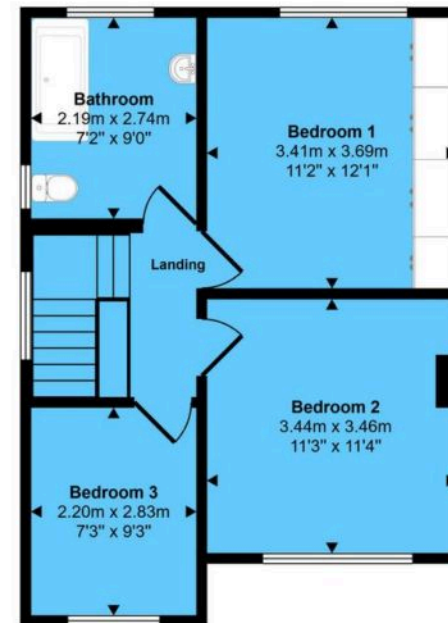
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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
127 sq m / 1365 sq ft



Ground Floor
Approx 83 sq m / 893 sq ft



First Floor
Approx 44 sq m / 472 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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