



Abberton Grove, Shirley

Guide Price £750,000





PROPERTY OVERVIEW

This impressive four bedroom detached family home is situated on a quiet and highly sought-after cul-de-sac, ideally positioned close to local amenities and excellent schools. Formerly a five bedroom property, the house has been thoughtfully remodelled to create spacious and versatile living areas, perfect for modern family life. The property is set behind a beautiful lawned fore-garden, which enhances its charm and kerb appeal.

Upon entering, you are greeted by a welcoming entrance hallway with a guest cloakroom and ample storage. The heart of the home is the open-plan kitchen and dining room, filled with natural light and offering generous work surfaces alongside integrated appliances, making it ideal for both everyday living and entertaining.

The large living room flows seamlessly into a delightful garden room, which provides flexible space for a home office or play room. The ground floor also benefits from a versatile study / multifunctional space and a practical utility room.

Upstairs, there are four generously sized bedrooms. The principal bedroom, formerly two separate rooms, has been merged to create a luxurious retreat with a free-standing bath, a spacious en-suite and a large dressing room with built-in storage. The remaining bedrooms are serviced by a well-appointed family bathroom.





The outside space of this property is equally impressive, offering a delightful wrap-around garden that is perfect for family gatherings, relaxation, and outdoor entertaining. There is an ample seating area, ideal for al fresco dining, and a large lawn section that provides plenty of space for children to play or for keen gardeners to enjoy.

The property also benefits from a driveway with parking for multiple cars, leading to a double garage. The garage offers excellent storage or could be converted into a home gym or annexe (subject to planning permission), providing further flexibility to suit your needs. The peaceful setting, mature planting, and generous plot size combine to create a wonderful outdoor environment that complements the spacious and well-designed interior of this exceptional family home.

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: G

Tenure: Freehold





- Four Bedroom Detached Family Home
- Set On A Quiet & Sought-After Cul-De-Sac
- Close To All Local Amenities & Schools
- Thoughtfully Remodelled By The Existing Owner
- Large Open-Plan Kitchen / Dining Room
- Superb Living Room & Garden Room
- Stunning Principal Bedroom With Free-Standing Bath, En-Suite & Dressing Room
- Family Bathroom
- Beautiful Gardens To Rear & Front
- Driveway Leading To Double Garage



PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

13' 8" x 20' 10" (4.17m x 6.35m)

GARDEN ROOM

11' 10" x 5' 9" (3.60m x 1.75m)

STUDY / MULTIFUNCTIONAL SPACE

8' 8" x 9' 0" (2.64m x 2.74m)

KITCHEN AREA

10' 5" x 10' 5" (3.18m x 3.18m)

DINING AREA

12' 10" x 10' 8" (3.92m x 3.24m)

UTILITY

8' 11" x 4' 5" (2.71m x 1.35m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 8" x 13' 11" (3.86m x 4.25m)

DRESSING ROOM

10' 3" x 10' 5" (3.12m x 3.18m)

ENSUITE

7' 4" x 5' 2" (2.23m x 1.58m)

BEDROOM TWO

11' 5" x 8' 3" (3.49m x 2.51m)

BEDROOM THREE

11' 5" x 7' 4" (3.49m x 2.24m)

BEDROOM FOUR

8' 0" x 7' 8" (2.44m x 2.34m)

BATHROOM

8' 1" x 6' 9" (2.47m x 2.06m)



OUTSIDE THE PROPERTY

DOUBLE GARAGE

16' 8" x 18' 1" (5.08m x 5.51m)

TOTAL SQUARE FOOTAGE

193.0 sq.m (2080 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WRAP AROUND GARDEN WITH AMPLE SEATING AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, Quooker tap, Neff integrated warming drawer, all carpets, curtains, blinds and light fittings.

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

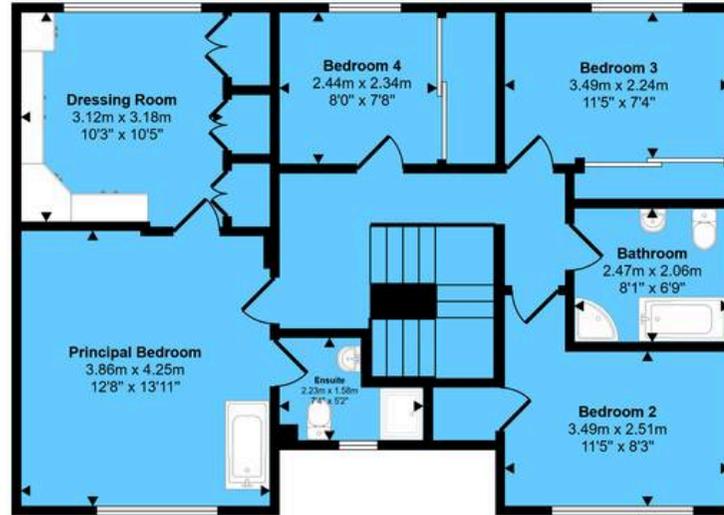
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



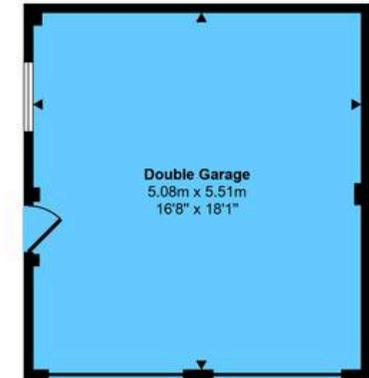
Approx Gross Internal Area
193 sq m / 2080 sq ft



Ground Floor
Approx 85 sq m / 913 sq ft



First Floor
Approx 80 sq m / 866 sq ft



Garage
Approx 28 sq m / 301 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

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

