



Bearley Croft, Shirley

Guide Price £650,000





PROPERTY OVERVIEW

This significantly and thoughtfully extended six bedroom semi-detached family home is set over three spacious floors, offering exceptional versatility and comfort for large families seeking room to grow. Located on a quiet residential road, the property is accessed via a welcoming entrance hallway that leads into ample living accommodation, designed to cater to modern family life. The heart of the home is a stunning open plan kitchen/dining room, featuring integrated appliances, a large central island, and an abundance of natural light, creating an inviting space for both every-day living and entertaining. In addition, there are two further large reception rooms, one currently utilised as a playroom and the other as a formal living room, both of which offer flexibility to suit a variety of lifestyle needs. A generous home office provides an ideal environment for remote working or study, while a guest cloakroom and practical utility room enhance the property's functionality. The ground floor also benefits from a garage/store room, offering valuable storage solutions.





Ascending to the first floor, you will find four spacious bedrooms, including a large principal bedroom that boasts a luxurious en-suite bathroom and a walk-in wardrobe. The remaining bedrooms on this floor are served by a well-appointed family bathroom, ensuring comfort and convenience for all residents. The second floor comprises two further bedrooms and an additional shower room, perfect for accommodating guests, teenagers, or extended family members. Practicality continues outside, with ample parking available on the driveway, ensuring ease of access for multiple vehicles. The property is further enhanced by a south facing landscaped rear garden featuring a superb outbuilding, which is thoughtfully split into a garage or workshop and a versatile gym or home office with a toilet (providing excellent options for hobbies, fitness, or working from home). This impressive family home combines generous proportions, modern finishes, and a flexible layout, making it the perfect choice for those seeking a substantial and adaptable residence in a peaceful yet convenient location. Early viewing is highly recommended to fully appreciate the quality and scale of accommodation on offer.



- Significantly Extended Six Bedroom Semi-Detached Home
- Set On A Quiet Cul-De-Sac
- Abundance Of Natural Light Throughout
- Stunning Open Plan Kitchen / Dining Room
- Two Large & Versatile Reception Rooms
- Six Spacious Bedrooms & Three Bathrooms
- Home Office & Practical Utility Room
- South Facing Rear Garden With Large Outbuilding
- Early Viewing Essential



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

ENTRANCE HALLWAY

LIVING ROOM

10' 10" x 13' 5" (3.31m x 4.10m)

HOME OFFICE

7' 9" x 13' 8" (2.35m x 4.17m)

PLAYROOM

15' 5" x 14' 2" (4.69m x 4.33m)

KITCHEN/DINING ROOM

21' 7" x 20' 1" (6.59m x 6.13m)

WC

UTILITY

11' 6" x 7' 5" (3.51m x 2.25m)

GARAGE/STORE ROOM

6' 10" x 7' 1" (2.09m x 2.17m)



FIRST FLOOR

PRINCIPAL BEDROOM

11' 9" x 14' 7" (3.58m x 4.44m)

WALK IN WARDROBE

5' 5" x 12' 4" (1.66m x 3.76m)

ENSUITE

7' 3" x 8' 1" (2.20m x 2.47m)

BEDROOM TWO

10' 8" x 12' 7" (3.24m x 3.84m)

BEDROOM THREE

10' 8" x 9' 3" (3.26m x 2.82m)

BEDROOM FOUR

10' 8" x 8' 11" (3.25m x 2.73m)

BATHROOM

9' 7" x 5' 1" (2.93m x 1.54m)

SECOND FLOOR

BEDROOM FIVE

10' 11" x 20' 7" (3.34m x 6.28m)

BEDROOM SIX

6' 8" x 8' 8" (2.02m x 2.65m)

SHOWER ROOM

6' 10" x 5' 3" (2.09m x 1.60m)



OUTSIDE THE PROPERTY

OUTBUILDING AREA ONE

26' 4" x 20' 10" (8.02m x 6.36m)

OUTBUILDING AREA TWO

9' 3" x 18' 0" (2.83m x 5.48m)

WC

TOTAL SQUARE FOOTAGE

299.0 sq.m (3219 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED GARDEN

ITEMS INCLUDED IN THE SALE

TBC

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - ADSL copper wire. 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
299 sq m / 3219 sq ft

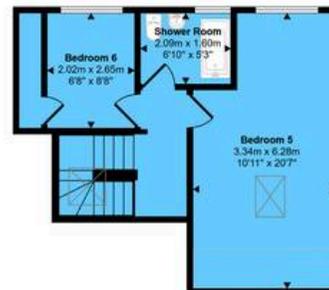


Ground Floor
Approx 121 sq m / 1305 sq ft

Denotes head height below 1.5m



First Floor
Approx 79 sq m / 854 sq ft



Second Floor
Approx 38 sq m / 410 sq ft



Outbuildings
Approx 69 sq m / 649 sq ft

The 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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