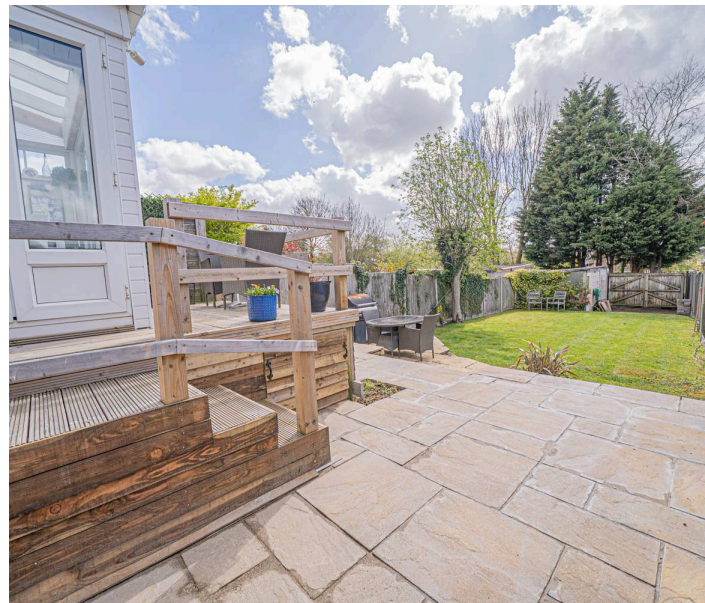
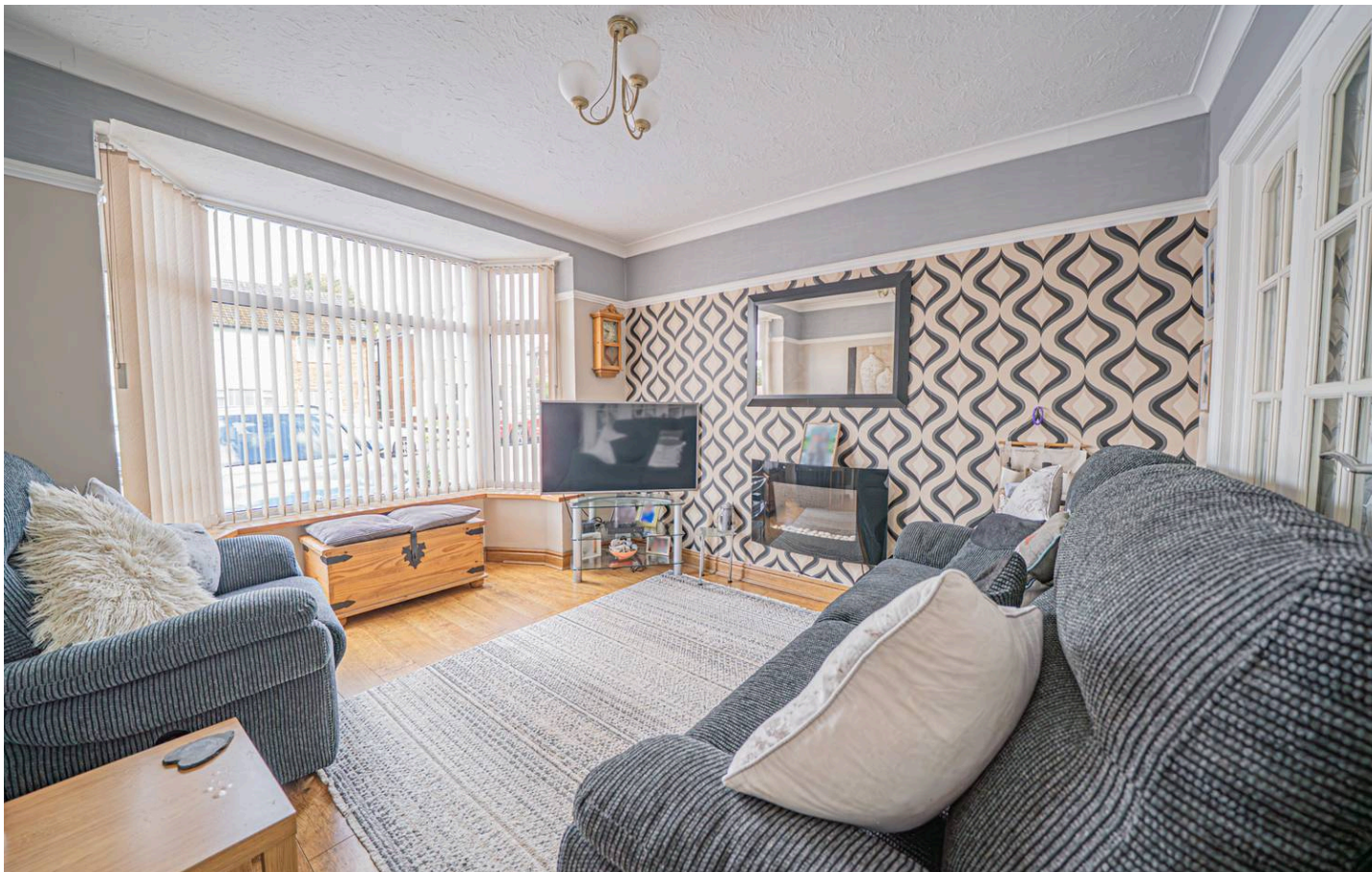




Sansome Road, Shirley

Guide Price £375,000





## PROPERTY OVERVIEW

This beautifully presented three bedroom semi-detached family home is set on a quiet road in a highly desirable location, close to a wide range of local amenities and sought-after schools. The property has been thoughtfully extended by the existing owners to provide spacious and versatile accommodation, perfect for modern family living. Upon entering, you are greeted by a welcoming and spacious entrance hallway, which leads you into the heart of the home - an impressive open plan kitchen/dining and family room. This space boasts ample work surfaces and generous storage, making it ideal for both every-day living and entertaining. Off the kitchen, a versatile conservatory provides additional living space and enjoys pleasant views of the rear garden, making it a perfect spot for relaxation or play. The ground floor also features a large living room, offering plenty of space for family gatherings, and a useful side store with guest cloakroom (providing excellent storage solutions and convenience for guests). Upstairs, there are three well-proportioned bedrooms, including two large doubles and a versatile single bedroom that could serve as a nursery, home office, or dressing room, depending on your needs. All bedrooms are serviced by a family bathroom, designed with both style and practicality in mind.



The property benefits from a large south facing rear garden and a driveway with space for two vehicles and a single garage located to the rear, offering further parking or storage options. With its generous proportions, flexible layout, and prime location, this family home presents an exceptional opportunity for those seeking comfort and convenience in a peaceful residential setting. Early viewing is highly recommended to appreciate the quality and space 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





- Three Bedroom Semi-Detached Family Home
- Set On A Quiet Road Close To All Local Amenities & Schools
- Abundance Of Natural Light Throughout
- Extended By The Existing Owners
- Open Plan Kitchen / Dining & Family Room
- Versatile Conservatory With Views Of the Rear Garden
- Large Living Room
- Two Double Bedrooms & Versatile Single
- South Facing Rear Garden
- Driveway & Detached Single Garage

#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

10' 10" x 12' 10" (3.29m x 3.91m)

#### **KITCHEN/DINING & FAMILY ROOM**

#### **KITCHEN AREA**

7' 6" x 17' 11" (2.29m x 5.45m)

#### **DINING/FAMILY AREA**

9' 9" x 12' 11" (2.96m x 3.94m)

#### **CONSERVATORY**

7' 5" x 13' 1" (2.27m x 4.00m)

#### **SIDE PASSAGE**

#### **WC**

#### **FIRST FLOOR**

#### **BEDROOM ONE**

9' 1" x 13' 8" (2.78m x 4.16m)

#### **BEDROOM TWO**

8' 2" x 13' 1" (2.49m x 3.99m)

#### **BEDROOM THREE**

5' 3" x 6' 2" (1.59m x 1.87m)

**BATHROOM**

6' 6" x 7' 4" (1.98m x 2.23m)

**TOTAL SQUARE FOOTAGE**

99.0 sq.m (1062 sq.ft) approx.

**OUTSIDE THE PROPERTY****GARAGE TO THE REAR****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LARGE REAR GARDEN****ITEMS INCLUDED IN THE SALE**

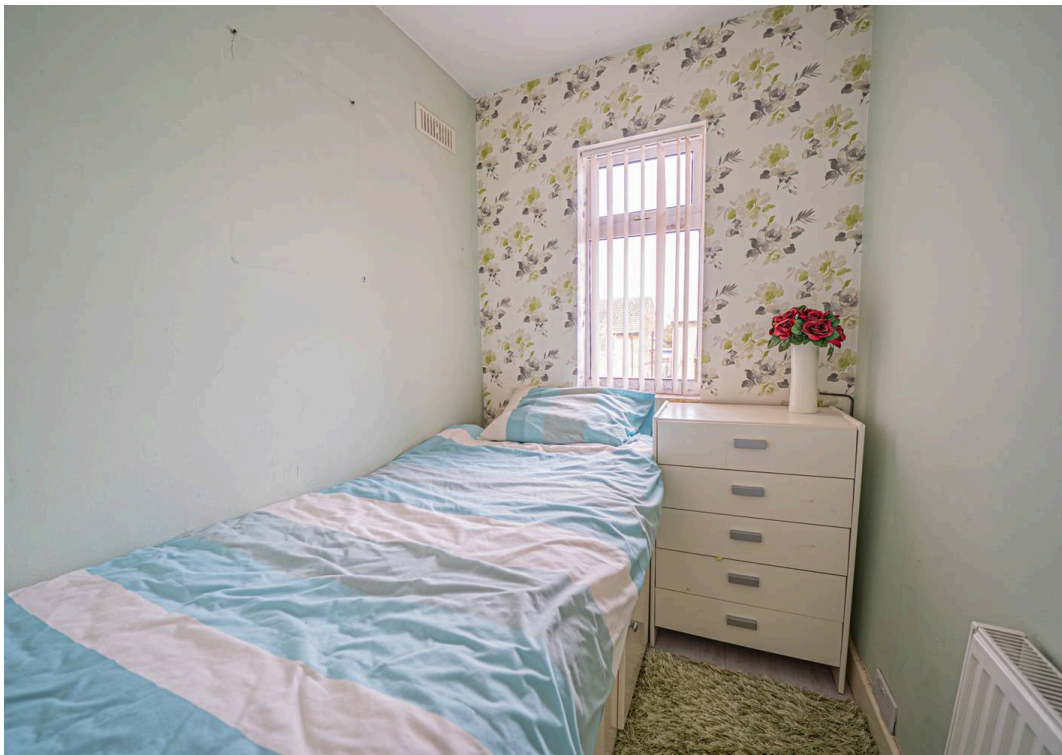
Integrated oven, integrated hob, dishwasher, all carpets, curtains, blinds and light fittings and CCTV.

**ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - fully boarded with velux window.

**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  
99 sq m / 1062 sq ft



Ground Floor  
Approx 60 sq m / 651 sq ft

First Floor  
Approx 38 sq m / 412 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

