



School Road, Shirley

Offers Over £425,000





PROPERTY OVERVIEW

This beautifully presented three bedroom semi-detached family home offers an exceptional standard of accommodation, having been thoughtfully extended and remodelled to create a versatile and inviting living space. Set in a sought-after location close to a range of local amenities and reputable schools, the property is accessed via a welcoming entrance hallway which leads into the heart of the home. The ground floor features three spacious reception rooms, including a large living room with a charming log burner (perfect for relaxing evenings), a formal dining room ideal for entertaining guests, and a delightful conservatory that provides a tranquil retreat filled with natural light. The superb kitchen is well-appointed with integrated appliances, offering ample workspace and storage to meet the needs of modern family life. Upstairs, there are two generously sized double bedrooms and a versatile single bedroom that could serve as a nursery, study, or dressing room, all serviced by a contemporary family bathroom. The property benefits from an abundance of natural light throughout, creating a bright and welcoming atmosphere in every room. Outside the property enjoys a south facing rear garden with the added benefit of a versatile garden room which can serve as a home office, gym or family room.



Additional features include a large driveway to the front, leading to a single garage providing off-road parking for multiple vehicles and ensuring convenience for busy households. This home is perfectly suited to families seeking flexible living space in a prime location, with thoughtfully designed interiors and high-quality finishes throughout. Early viewing is highly recommended to fully appreciate the space, style, and comfort this impressive property has to 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
- Great Location Close To All Local Amenities & Schools
- Beautifully Presented Throughout
- Thoughtfully Extended & Remodeled
- Three Versatile Reception Rooms
- Fitted Kitchen With Ample Space
- Abundance Of Natural Light Throughout
- Two Double Bedrooms & Versatile Single
- South Facing Rear Garden With Excellent Garden Room
- Ample Parking & Single Garage

ENTRANCE HALLWAY

LIVING ROOM

16' 10" x 13' 0" (5.14m x 3.96m)

DINING ROOM

10' 9" x 14' 11" (3.28m x 4.55m)

CONSERVATORY

8' 4" x 10' 7" (2.55m x 3.22m)

KITCHEN

8' 9" x 14' 10" (2.67m x 4.52m)

WC

INTEGRAL GARAGE

8' 5" x 17' 0" (2.56m x 5.19m)

FIRST FLOOR

BEDROOM ONE

11' 1" x 13' 10" (3.39m x 4.21m)

BEDROOM TWO

9' 5" x 15' 7" (2.86m x 4.75m)

BEDROOM THREE

7' 3" x 7' 0" (2.22m x 2.13m)

BATHROOM

5' 1" x 8' 4" (1.56m x 2.55m)

**TOTAL SQUARE FOOTAGE**

121.0 sq.m (1302 sq.ft) approx.

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

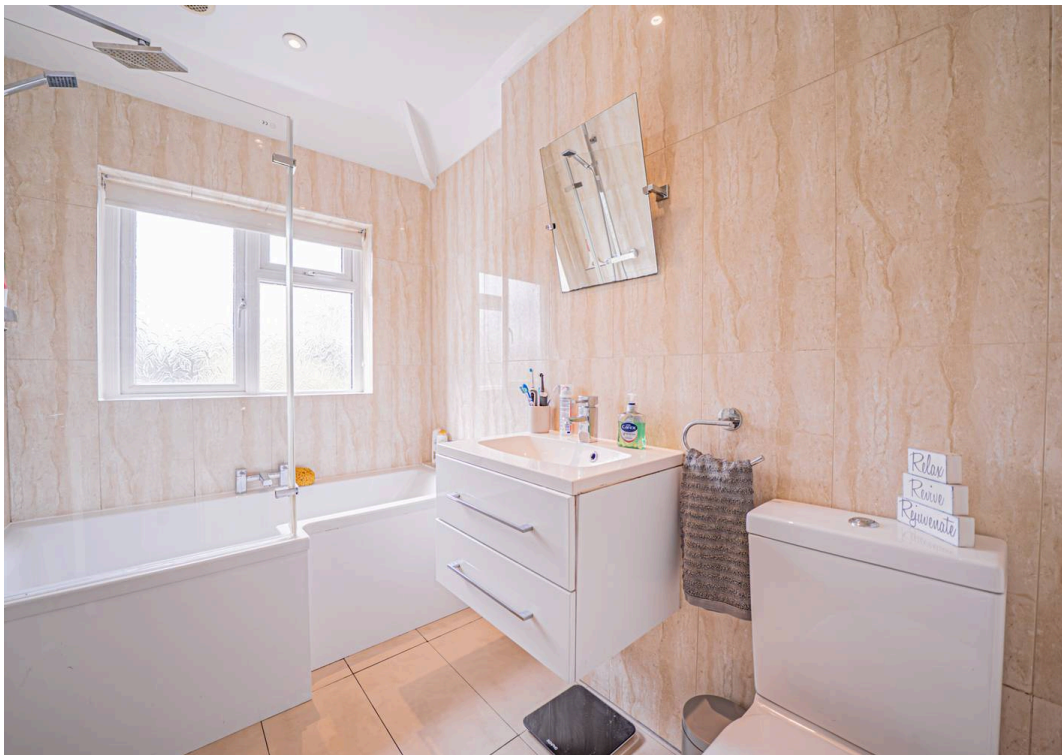
Integrated oven, integrated hob, extractor, garden shed, all carpets, blinds and light fittings, some curtains, summer house, pizza oven and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - mains 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
121 sq m / 1302 sq ft



Ground Floor
Approx 79 sq m / 849 sq ft

First Floor
Approx 42 sq m / 452 sq ft

Denotes head height below 1.5m

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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