



Welford Road, Shirley

Guide Price £450,000





PROPERTY OVERVIEW

This beautifully presented three bedroom semi-detached family home is located on a quiet road close to excellent local amenities and sought-after schools, making it an ideal choice for families and professionals alike. The property is well maintained throughout and benefits from an abundance of natural light, creating a bright and welcoming atmosphere in every room. Upon entering, you are greeted by a spacious entrance hallway that sets the tone for the rest of the house. The ground floor features two generous reception rooms, including a formal dining room that is perfect for entertaining guests and a comfortable living room that enjoys lovely views of the rear garden. The heart of the home is the extended fitted kitchen, which boasts fully integrated appliances and a dedicated seating area that is bathed in natural light and offers panoramic views of the rear garden. Upstairs, you will find two well-proportioned double bedrooms and a versatile single bedroom that could be used as a nursery, study or dressing room with all bedrooms serviced via a family bathroom. The loft has been fully boarded and features a skylight, providing substantial storage space.



Additional features include a driveway with parking for multiple vehicles and a meticulously maintained garden with well-manicured borders and ample seating areas, ideal for relaxing or entertaining. The garden has been designed to capture the sun throughout the day, creating a delightful setting for outdoor living. This property combines stylish interiors, practical living spaces and a convenient location, offering a wonderful opportunity for those seeking a move-in ready family home. Early viewing is highly recommended to fully appreciate all that 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





- Beautifully Presented Three Bedroom Semi-Detached Home
- Abundance Of Natural Light Throughout
- Stunning Immaculately Maintained Rear Garden
- Two Spacious Reception Rooms
- Excellent Fitted Kitchen Bathed In Sunlight
- Two Double Bedrooms & Versatile Single
- Loft Room Providing Additional Storage Space
- Driveway For Multiple Vehicles
- Early Viewing Essential

ENTRANCE HALLWAY

6' 8" x 16' 9" (2.03m x 5.10m)

FORMAL DINING ROOM

10' 6" x 15' 3" (3.20m x 4.66m)

LIVING ROOM

11' 10" x 14' 8" (3.60m x 4.46m)

FITTED KITCHEN

8' 8" x 23' 5" (2.63m x 7.13m)

UTILITY

5' 1" x 15' 1" (1.54m x 4.60m)

SHOWER ROOM

GARAGE

6' 9" x 15' 3" (2.05m x 4.66m)

FIRST FLOOR

BEDROOM ONE

11' 5" x 15' 1" (3.49m x 4.61m)

BEDROOM TWO

8' 4" x 16' 1" (2.54m x 4.90m)

BEDROOM THREE

6' 11" x 8' 6" (2.12m x 2.60m)

BATHROOM

7' 10" x 8' 9" (2.39m x 2.67m)

**TOTAL SQUARE FOOTAGE**

126.0 sq.m (1358 sq.ft) approx.

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

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer, garden shed, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

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
126 sq m / 1358 sq ft



Ground Floor
Approx 77 sq m / 825 sq ft

First Floor
Approx 49 sq m / 533 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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