



# Cryersoak Close, Shirley

Guide Price £375,000



## PROPERTY OVERVIEW

This beautifully presented three bedroom semi-detached home is situated on a peaceful cul-de-sac, offering a perfect balance of tranquillity and convenience, with local amenities and schools just a short distance away.

The property is accessed via a welcoming entrance hallway, which leads into a spacious living room benefitting from an abundance of natural light. The ground floor features an open plan layout, seamlessly connecting the living area to a modern kitchen and dining space, complete with integrated appliances, a central island and excellent views of the rear garden (ideal for entertaining or family gatherings).

Upstairs, there are three well-proportioned bedrooms, including two generously sized doubles and a versatile single that could serve as a child's bedroom, home office or guest room. All bedrooms are served by a contemporary family bathroom.

Additional features include a driveway providing ample parking, which leads to a detached single garage (offering further storage or parking options) and a private rear garden.

This property combines modern living with practical design, making it an ideal choice for families or professionals seeking a comfortable and stylish home in a desirable location. 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 Home
- Quiet Cul-De-Sac Close To All Local Amenities & Schools
- Spacious Open Plan Layout
- Abundance Of Natural Light Throughout
- Two Generously Sized Doubles & Versatile Single Bedroom
- Ample Parking & Detached Garage
- Private Rear Garden
- Early Viewing Essential





#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

11' 10" x 11' 9" (3.61m x 3.58m)

#### **KITCHEN**

7' 2" x 10' 7" (2.19m x 3.23m)

#### **DINING AREA**

7' 9" x 10' 11" (2.35m x 3.32m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

8' 6" x 11' 11" (2.59m x 3.64m)

#### **BEDROOM TWO**

6' 9" x 11' 2" (2.07m x 3.40m)

#### **BEDROOM THREE**

6' 4" x 8' 4" (1.92m x 2.54m)

#### **BATHROOM**

6' 3" x 6' 0" (1.91m x 1.82m)

#### **OUTSIDE THE PROPERTY**

#### **DETACHED GARAGE**

8' 5" x 16' 10" (2.56m x 5.13m)

#### **TOTAL SQUARE FOOTAGE**

79.0 sq.m (855 sq.ft) approx.

#### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

#### **PRIVATE REAR GARDEN**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, 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. Loft space - part 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.

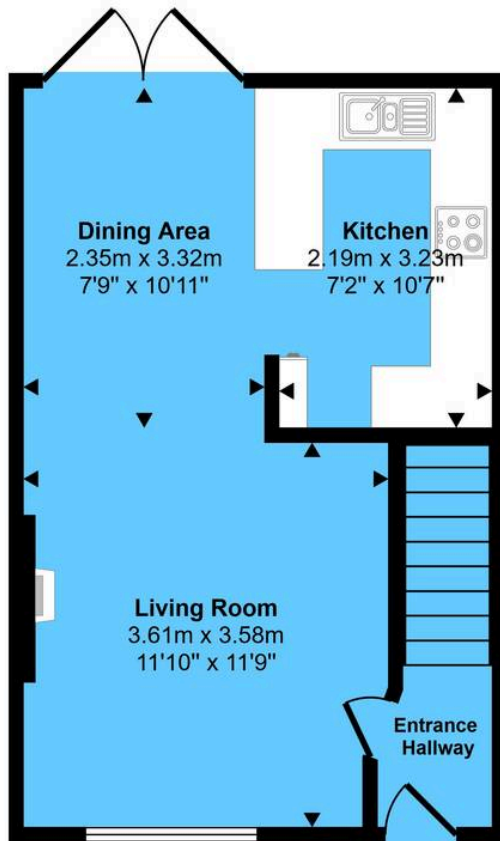
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

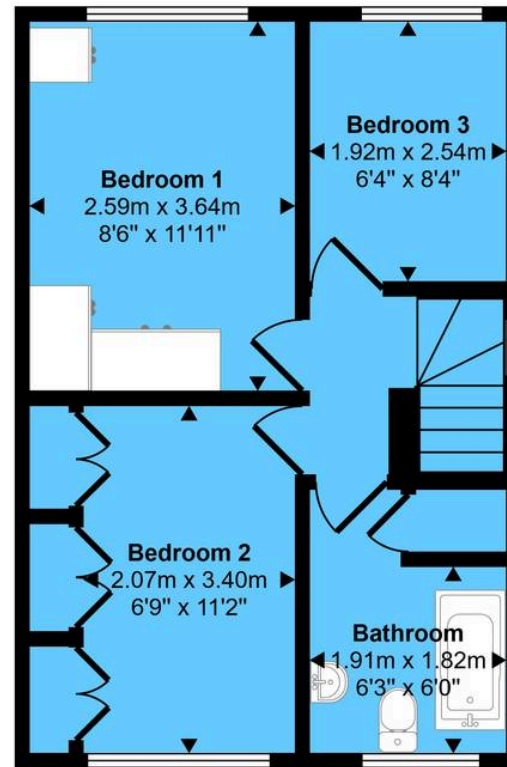
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



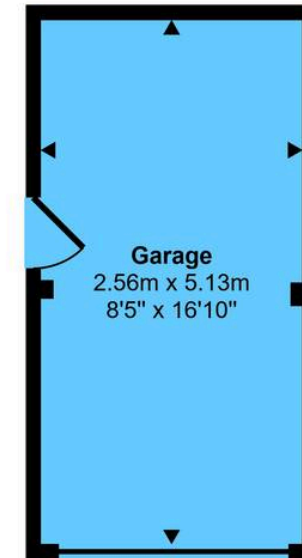
Approx Gross Internal Area  
79 sq m / 855 sq ft



Ground Floor  
Approx 33 sq m / 354 sq ft



First Floor  
Approx 33 sq m / 360 sq ft



Garage  
Approx 13 sq m / 141 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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