



Acheson Road, Shirley

Guide Price £305,000





## PROPERTY OVERVIEW

This traditional three bedroom semi-detached property presents an excellent opportunity for families and professionals alike, offering spacious and versatile accommodation throughout. Set behind a block paved driveway, the property is accessed via a large porch with storage space and a welcoming entrance hallway which leads into a large dual aspect lounge/diner, providing an ideal space for both relaxation and entertaining. The fully fitted breakfast kitchen is thoughtfully designed, featuring a range of wall and base units, appliances, and ample space for informal dining. Adjoining the kitchen is a generously proportioned conservatory, accessed through double doors, which allows for an abundance of natural light and serves as an additional reception space suitable for a variety of uses. Upstairs, the first floor offers three well proportioned bedrooms, each providing comfortable accommodation with space for storage and furnishings, and these are serviced by a modern family bathroom fitted with a three piece suite. The property further benefits from a large garage to the rear, providing valuable storage or workshop space, as well as convenient rear access.



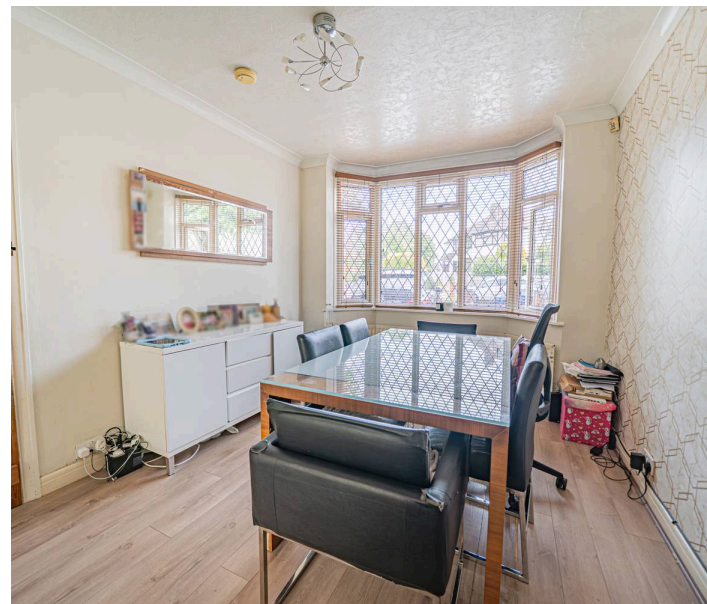
The location is particularly appealing, being within walking distance of local shops for every-day essentials and ideally situated for access to reputable local schools, making it a prime choice for families seeking both convenience and community. With its combination of traditional character, generous living spaces, and practical features, this property represents an attractive and flexible home ready to be enjoyed by its next owners. Early viewing is highly recommended to fully appreciate the quality and scope of accommodation 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: C

Tenure: Freehold





- Traditional Three Bedroom Semi-Detached Property
- Set Behind A Block Paved Driveway
- Large Dual Aspect Lounge / Diner, Fully Fitted Breakfast Kitchen & Large Conservatory With Access To Rear Garden
- Located On The First Floor Are Three Well Proportioned Bedrooms, Which Are Serviced By The Family Bathroom
- To The Rear Of The Property Is A Good Sized Garden Which Benefits From Rear Access & A Large Garage
- Located Walking Distance To The Local Shops & Ideally Situated For Local Schools

#### **LARGE PORCH**

#### **ENTRANCE HALLWAY**

#### **LOUNGE/DINER**

10' 0" x 26' 2" (3.04m x 7.97m)

#### **CONSERVATORY**

15' 8" x 8' 2" (4.78m x 2.50m)

#### **BREAKFAST KITCHEN**

9' 11" x 10' 6" (3.03m x 3.21m)

#### **PANTRY**

#### **WC**

#### **FIRST FLOOR**

#### **BEDROOM ONE**

10' 3" x 13' 6" (3.13m x 4.12m)

#### **BEDROOM TWO**

10' 2" x 13' 0" (3.09m x 3.97m)

#### **BEDROOM THREE**

5' 5" x 7' 0" (1.66m x 2.13m)

#### **BATHROOM**

5' 3" x 7' 3" (1.59m x 2.22m)

#### **TOTAL SQUARE FOOTAGE**

102.0 sq.m (1103 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING**

### **LARGE GARAGE TO THE REAR**

### **GOOD SIZED REAR GARDEN**

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

Free standing cooker, extractor, greenhouse and all blinds and light fittings.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

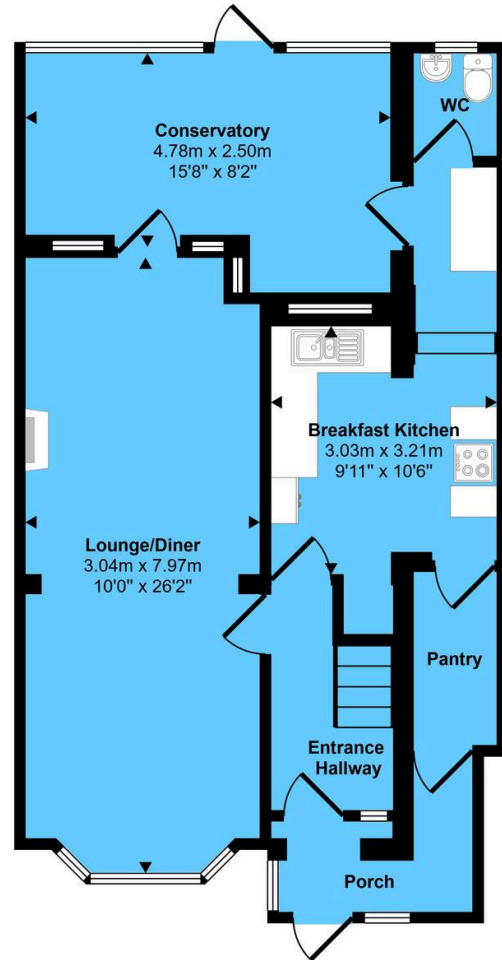
Broadband - FTTP (fibre to the premises). Loft space - boarded.

### **INFORMATION FOR POTENTIAL BUYERS**

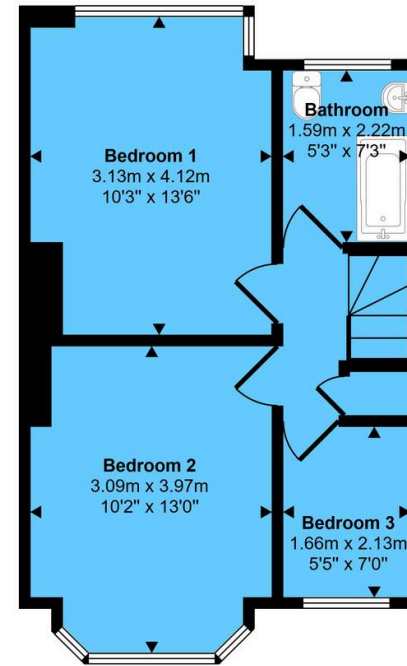
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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  
102 sq m / 1103 sq ft



Ground Floor  
Approx 66 sq m / 708 sq ft



First Floor  
Approx 37 sq m / 395 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**

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