



Whittle Road, Shirley

Guide Price £325,000





PROPERTY OVERVIEW

This delightful two bedroom end-terrace home is offered to the market with no upward chain and is situated in a quiet cul-de-sac location close to a wide range of local amenities, making it an ideal choice for first-time buyers, investors or those looking to downsize. Immaculately presented and exceptionally well maintained throughout, the property boasts an abundance of natural light in every room, creating a bright and welcoming atmosphere. The spacious living room provides a comfortable setting for relaxing or entertaining guests, while the open plan kitchen and dining area is perfect for modern family living, offering ample space for both cooking and dining. A practical utility area and a convenient guest cloakroom add to the functionality of the ground floor, ensuring everyday tasks are handled with ease. Upstairs, you will find two generously sized double bedrooms, each offering plenty of space for furnishings and enjoying peaceful outlooks. The principal bedroom benefits from a stylish en-suite shower room, while the contemporary family bathroom serves the second bedroom and guests. Throughout the home, there is ample storage space, including built-in cupboards and thoughtfully designed storage solutions to help keep the living areas clutter-free.



The property also benefits from a private driveway with parking for two cars, providing added convenience for residents and visitors alike. With its combination of modern finishes, practical features and a sought-after location, this property presents a fantastic opportunity to acquire a move-in ready home that caters to a variety of lifestyles. Early viewing is highly recommended to fully appreciate the quality and appeal of this superb home.

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





- Delightful Two Bedroom End-Terrace Home
- NO UPWARD CHAIN
- Set On A Quiet Cul-De-Sac Close To All Local Amenities
- Abundance Of Natural Light Throughout
- Immaculately Presented & Well Maintained
- Ideal For First-Time Buyers, Investors Or Downsize
- Spacious Living Room & Open Plan Kitchen / Diner
- Two Generously Sized Double Bedrooms
- Family Bathroom & En-Suite In Principal Bedroom
- Private Rear Garden & Driveway For Two Cars

HALL

LIVING ROOM

10' 4" x 14' 4" (3.16m x 4.38m)

KITCHEN & DINING AREA

10' 4" x 9' 7" (3.15m x 2.91m)

UTILITY

3' 3" x 5' 7" (1.00m x 1.69m)

WC

FIRST FLOOR

PRINCIPAL BEDROOM

8' 9" x 8' 8" (2.67m x 2.65m)

ENSUITE

4' 6" x 9' 6" (1.38m x 2.90m)

BEDROOM TWO

13' 9" x 7' 10" (4.20m x 2.40m)

BATHROOM

5' 4" x 6' 11" (1.62m x 2.11m)

TOTAL SQUARE FOOTAGE

63.0 sq.m (679 sq.ft) approx

OUTSIDE THE PROPERTY

DRIVEWAY PARKING MULTIPLE VEHICLES

PRIVATE REAR GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor, Fridge/freezer, Dishwasher, All Carpets, Curtains, Blinds and Light fittings and Car charging point (fitted 2024).

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Ground rent - £280 pa (for grounds maintenance).

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.

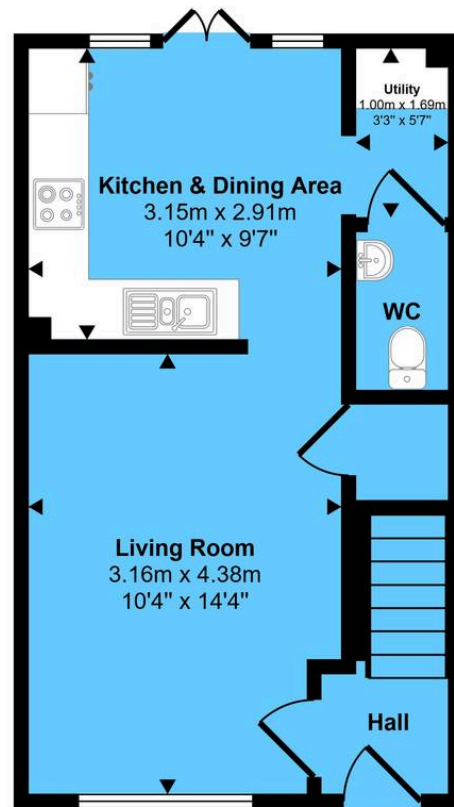
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

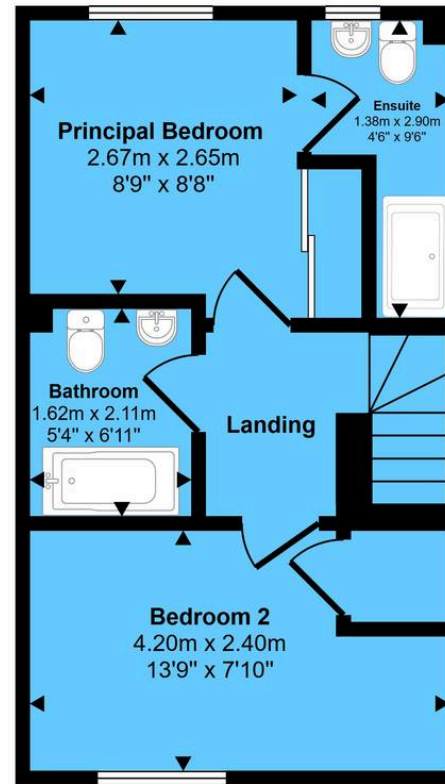
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
63 sq m / 679 sq ft



Ground Floor
Approx 32 sq m / 341 sq ft



First Floor
Approx 31 sq m / 337 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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