



School Road, Shirley

Guide Price £375,000





PROPERTY OVERVIEW

This delightful two bedroom detached cottage offers a rare and unique opportunity to acquire a home full of character and charm, situated in a prime location close to all local amenities and shops. Built around 1800, the property retains many original features that create a welcoming and homely atmosphere throughout. Upon entering, you are greeted by a cosy living room with a feature log burner, perfect for relaxing evenings. Off the living room is a versatile dining room that could easily serve as a home office or additional snug, providing flexible living options to suit your lifestyle. The kitchen, thoughtfully extended by a previous owner, offers a spacious area with ample work surfaces, ideal for those who enjoy cooking or entertaining. The downstairs bathroom is conveniently located to service both bedrooms. Upstairs, you will find two generously sized bedrooms, with the principal bedroom benefitting from its own en-suite toilet for added privacy and convenience. Outside enjoys a beautifully maintained rear garden with patio seating area. A driveway provides parking for two cars, and the large detached garage offers additional parking space as well as room for storage (ideal for bikes, tools, or seasonal items). This charming cottage is perfect for buyers seeking a characterful home in a sought-after location with period features.



Early viewing is highly recommended to fully appreciate all that this wonderful 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: C

Tenure: Freehold



- Delightful Two Bedroom Detached Cottage
- Full Of Character & Charm Throughout
- Prime Location Close To All Local Amenities & Shops
- Cosy Living Room With Log Burner & Versatile Dining Room
- Extended Kitchen With Ample Storage Space
- Family Bathroom & En-Suite Toilet
- Two Generously Sized Bedrooms
- Well Maintained Rear Garden With Patio
- Driveway For Two Vehicles & Large Detached Garage

**LIVING ROOM**

13' 9" x 11' 0" (4.18m x 3.36m)

DINING ROOM

8' 10" x 11' 1" (2.69m x 3.38m)

KITCHEN

9' 10" x 8' 11" (2.99m x 2.71m)

BATHROOM

8' 10" x 5' 7" (2.68m x 1.69m)

FIRST FLOOR**PRINCIPAL BEDROOM**

9' 7" x 11' 1" (2.92m x 3.39m)

WC**BEDROOM TWO**

8' 10" x 11' 3" (2.70m x 3.42m)

OUTSIDE THE PROPERTY**GARAGE**

9' 1" x 16' 8" (2.76m x 5.08m)

TOTAL SQUARE FOOTAGE

80.0 sq.m (857 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**WELL MAINTAINED REAR GARDEN WITH PATIO**

**ITEMS INCLUDED IN THE SALE**

Integrated oven, Integrated hob, dishwasher, tumble dryer, washer/dryer, Pine storage/draws in garage and All carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

Services – mains electricity and sewers. Broadband – FTTP (fibre to the premises).

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.

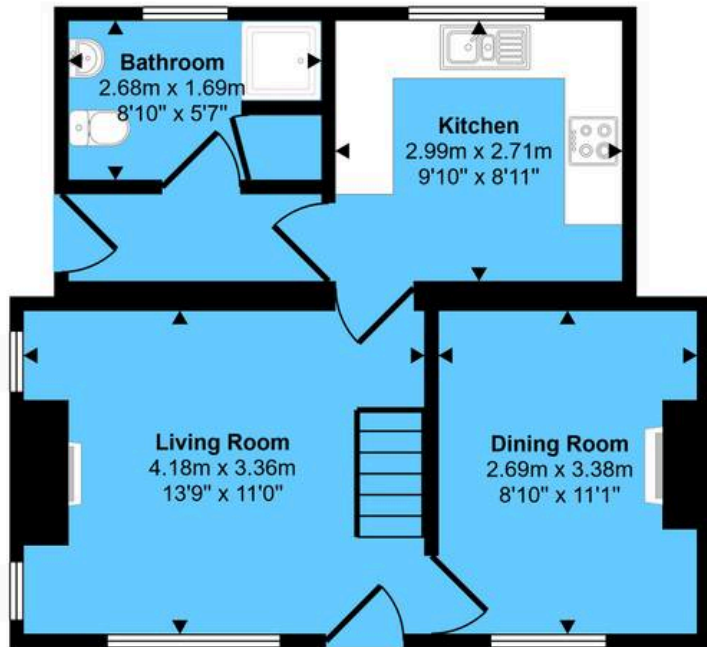
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

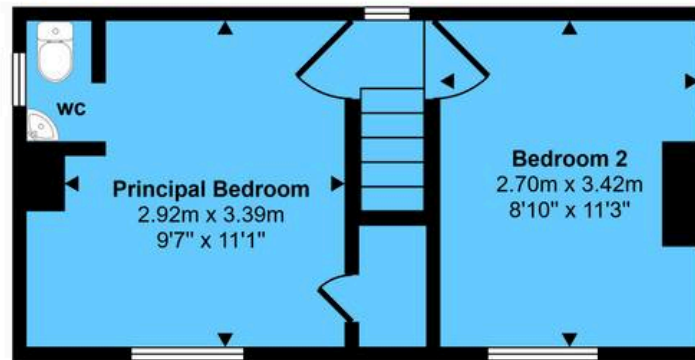
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



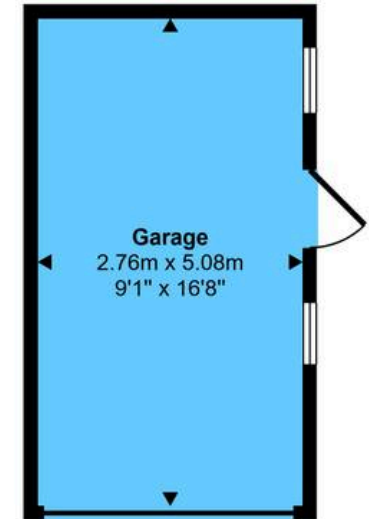
Approx Gross Internal Area
80 sq m / 857 sq ft



Ground Floor
Approx 41 sq m / 445 sq ft



First Floor
Approx 24 sq m / 261 sq ft



Garage
Approx 14 sq m / 151 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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