



Shakespeare Road, Shirley

Guide Price £285,000





PROPERTY OVERVIEW

Presenting a fantastic opportunity for first-time buyers or investors, this three-bedroom mid-terrace property is situated on a highly sought-after road in Shirley. Upon entering, the hallway leads to a spacious living/dining area boasting plenty of natural light and ample storage space. The property further features a fitted breakfast kitchen with plentiful work surfaces and storage, offering a pleasant view of the rear garden. Heading upstairs, you will find two double bedrooms and a versatile single bedroom that can be utilised as a home office or nursery, all serviced by a family bathroom. Outside, the property benefits from a South facing lawned rear garden and a driveway capable of accommodating two small vehicles at the front. There is also back access to the garden (access road two houses along) with a double gate for room to put a garage, if required. Located in a desirable area and offering comfortable living spaces, this property presents a unique opportunity for those looking to make a smart investment or establish a cosy home. Don't miss the chance to make this property your own and book a viewing today.



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: B

Tenure: Freehold

- Three Bedroom Mid-Terrace Property
- Ideal For First-Time Buyers Or Investors
- Set On A Sought After Road
- Large Living/Dining Area
- Breakfast Kitchen
- Two Double Bedrooms
- Family Bathroom
- Lawn Rear Garden
- Off Road Parking

HALLWAY

LIVING/DINING AREA

22' 4" x 11' 8" (6.80m x 3.56m)

BREAKFAST KITCHEN

14' 4" x 9' 9" (4.37m x 2.98m)



FIRST FLOOR

BEDROOM ONE

11' 0" x 8' 11" (3.35m x 2.73m)

BEDROOM TWO

11' 0" x 9' 1" (3.35m x 2.76m)

BEDROOM THREE

7' 9" x 5' 9" (2.35m x 1.74m)

BATHROOM

5' 9" x 5' 7" (1.74m x 1.70m)

TOTAL SQUARE FOOTAGE

Total floor area: 72.0 sq.m. = 775 sq.ft. approx.

OUTSIDE THE PROPERTY

LAWN REAR GARDEN

ITEMS INCLUDED IN SALE

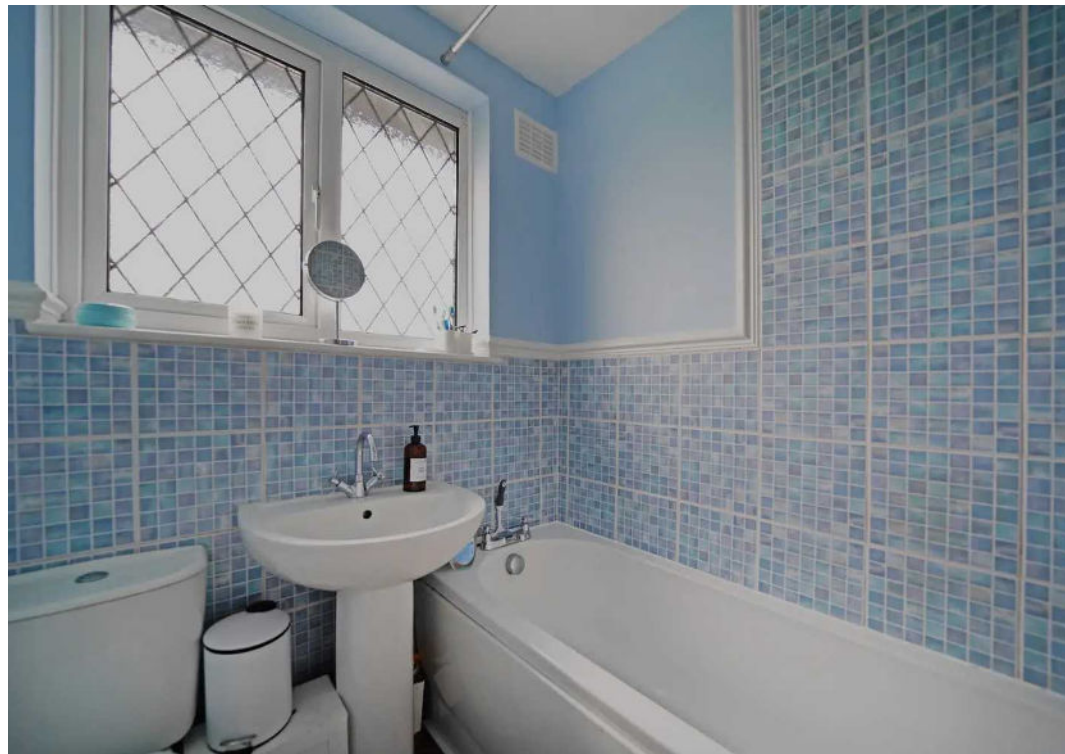
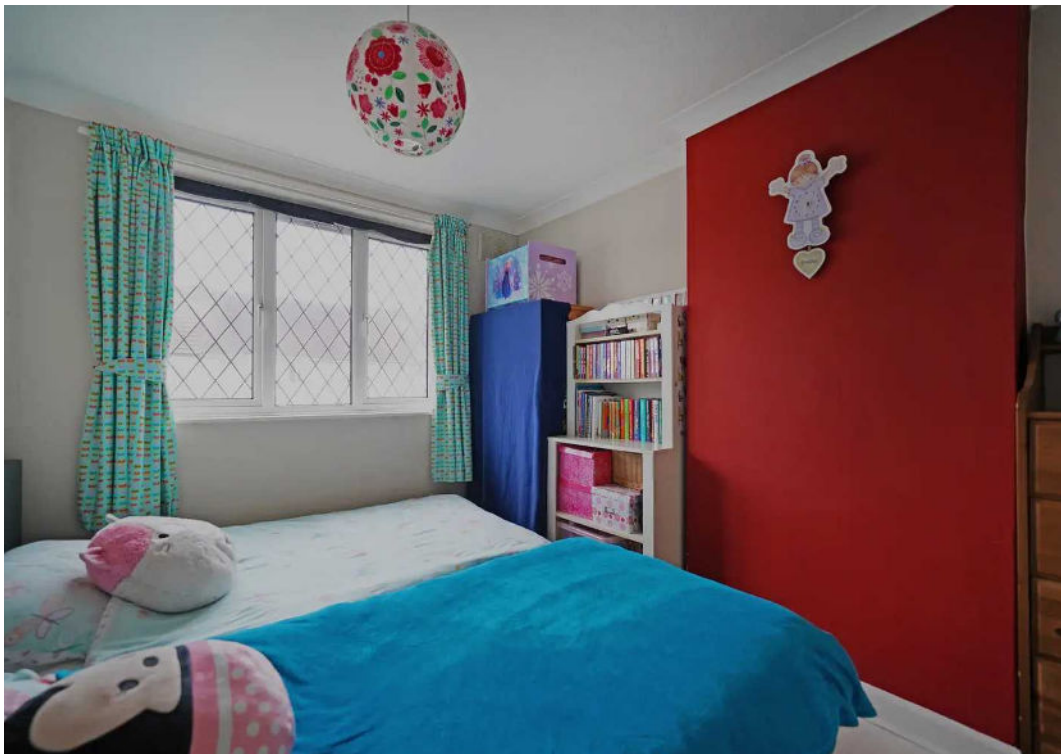
Integrated oven, integrated hob, extractor, all carpets, some blinds, fitted wardrobes in one bedroom and all light fittings.

ADDITIONAL INFORMATION

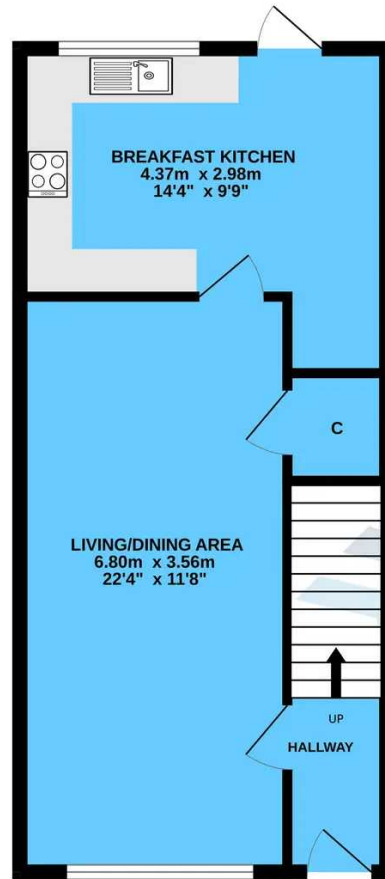
Services - mains gas, electricity and mains sewers.
Broadband - Talk Talk. Loft space - half boarded with lighting.

MONEY LAUNDERING REGULATIONS

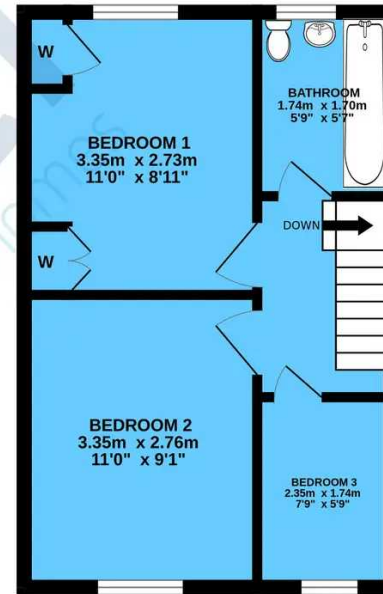
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 72.0 sq.m. (775 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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