



## Shakespeare Road, Shirley

Offers in Region of £340,000



#### PROPERTY OVERVIEW

Perfectly positioned on a quiet road, within a desirable neighbourhood, this delightful three-bedroom end terrace property presents an opportunity not to be missed. The home has been tastefully extended by the current owners to create a welcoming and spacious family home, ideal for modern living.

Upon entering, you are welcomed by an inviting hallway, leading through to a generously proportioned living and dining area, perfect for entertaining or relaxing with family and friends. The space seamlessly flows into a large, well-appointed kitchen featuring ample work surfaces and storage.

Adding to the charm of this residence, a sizeable conservatory floods the space with natural light and provides a tranquil setting for relaxation, with easy access to a sheltered patio area.





Convenience is key with a downstairs toilet for guests, while the first floor is home to three bedrooms. Two of the bedrooms are generously sized doubles, offering ample space for rest and relaxation, while the third bedroom serves as an ideal home office, perfect for those working remotely. All bedrooms are serviced by a modern family bathroom, complete with contemporary fittings and fixtures.

Externally, the property boasts a well-maintained rear garden, featuring a large sheltered patio area ideal for al fresco dining and entertaining. The property benefits further from a garage at the rear of the property, providing additional storage and convenience. Furthermore, there is ample off-road parking to the front, with space for up to two cars, ensuring parking is never an issue.



This property seamlessly combines modern living with traditional charm, offering a comfortable and stylish residence in a sought-after location. Do not miss the opportunity to make this delightful family home your own.



#### 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 End Terrace Property
- Inviting Hallway
- Living And Dining Area
- Kitchen
- Conservatory
- Three Good Sized Bedrooms
- Luxury Family Bathroom
- Well Maintained Rear Garden
- Garage



**PORCH**

**HALLWAY**

**WC**

**LIVING / DINING AREA**

22' 4" x 11' 7" (6.81m x 3.52m)

**KITCHEN**

13' 1" x 11' 1" (3.98m x 3.37m)

**CONSERVATORY**

14' 2" x 10' 5" (4.32m x 3.18m)

**FIRST FLOOR**

**BEDROOM ONE**

11' 0" x 8' 11" (3.36m x 2.71m)

**BEDROOM TWO**

11' 1" x 8' 11" (3.37m x 2.71m)

**BEDROOM THREE**

7' 8" x 5' 7" (2.34m x 1.71m)

**BATHROOM**

5' 10" x 5' 9" (1.79m x 1.75m)

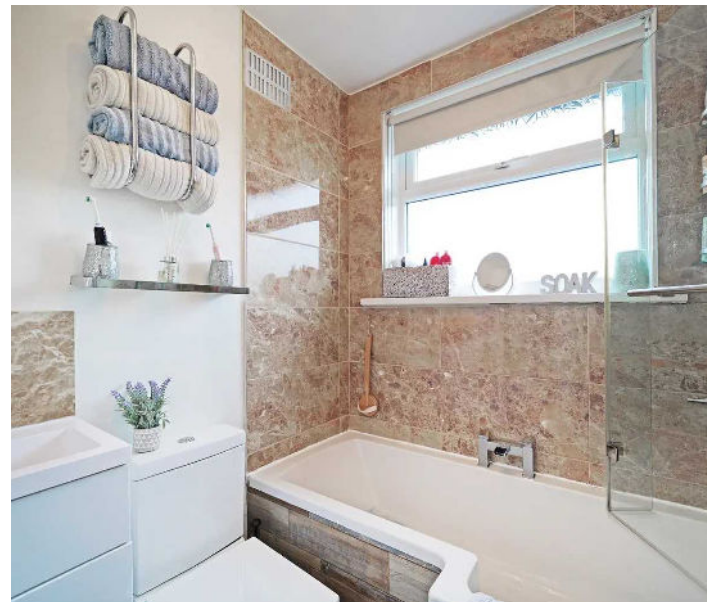
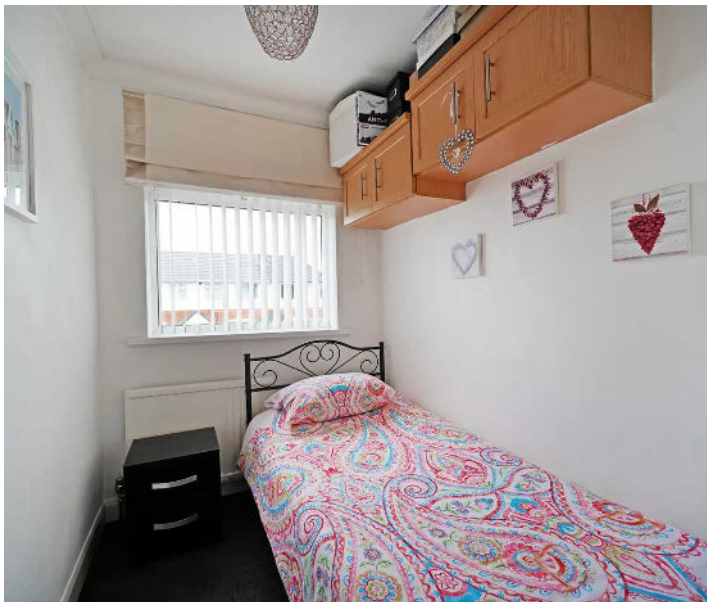
**TOTAL SQUARE FOOTAGE**

Total floor area: 63.0 sq.m. = 678 sq.ft. approx.

**OUTSIDE THE PROPERTY**

**REAR GARDEN**

**GARAGE**





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

Free standing cooker, extractor, microwave, all carpets, all blinds, some light fittings and a garden shed.

#### **ADDITIONAL INFORMATION**

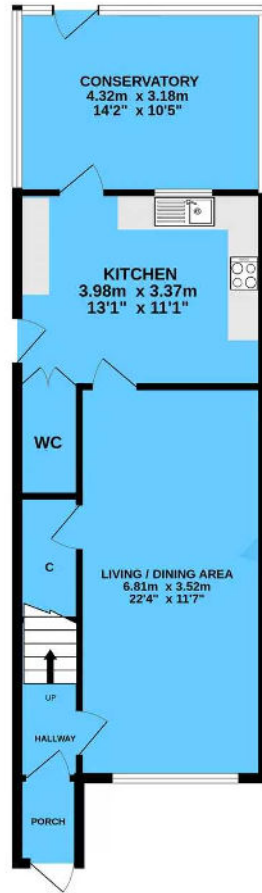
Services - mains gas, electricity and mains sewers.  
Broadband - BT. Loft space - partially boarded with ladder and lighting.

#### **MONEY LAUNDERING REGULATIONS**

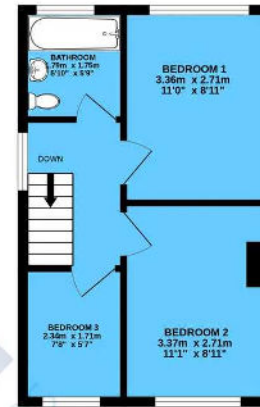
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 63.0 sq.m. (678 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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