



Gillott Drive, Shirley

Guide Price £540,000





PROPERTY OVERVIEW

Introducing a truly exceptional opportunity to acquire a stunning four-bedroom detached family home situated within the highly sought after Blythe Valley development. Embodying modern comfort and luxury living, this exquisite property is conveniently located within a short distance from all local amenities, promising the perfect blend of tranquillity and convenience.

From the moment you step inside, you are greeted by a welcoming entrance hallway boasting ample storage and a convenient guest cloakroom. The property exudes sophistication and elegance, with a high level of craftsmanship evident in every corner.

The heart of the home lies in the expansive open plan kitchen/diner/family room, flooded with natural light streaming through skylights and double doors leading to the rear garden. This versatile space offers room for both dining and relaxation, creating an ideal setting for both family gatherings and entertaining guests. A well-equipped utility room is located conveniently off the kitchen for added convenience.





The ground floor further boasts a spacious living room adorned with a striking feature fireplace, providing a cosy retreat for relaxation. Additionally, a separate home office offers flexibility to be utilised as a playroom or study, catering to the diverse needs of modern living.

Ascending to the first floor, you will find four generously proportioned bedrooms. The principal bedroom is a luxurious haven featuring a large double layout, complete with fitted wardrobes and a sumptuous ensuite bathroom. The second bedroom is equally impressive in size, while the remaining bedrooms are serviced by a well-appointed family bathroom, ensuring utmost comfort for all residents.

Outside, the property continues to impress with a meticulously maintained rear garden, providing an inviting outdoor space for relaxation and al fresco dining. A detached garage with parking in front offers convenient storage and secure parking facilities, adding to the convenience and desirability of this exceptional property.





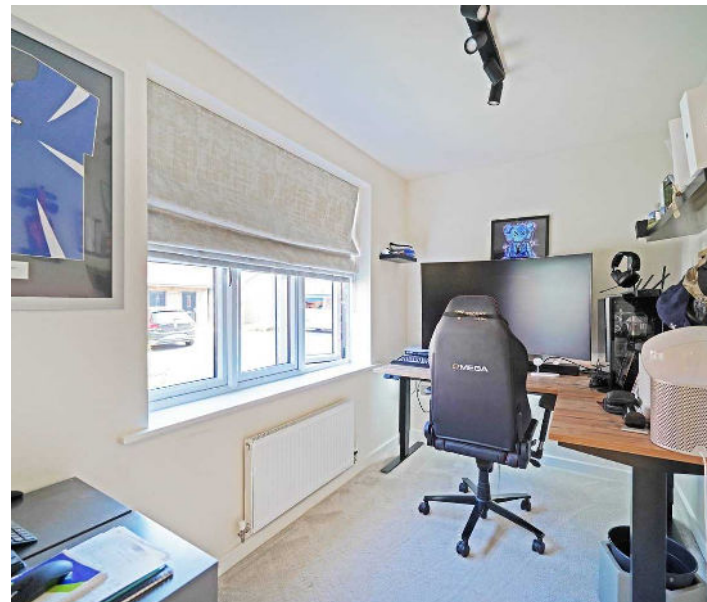
In summary, this remarkable family home offers a rare opportunity to enjoy contemporary living in a prestigious location, meticulously designed and finished to the highest specification. An early viewing is highly recommended to fully appreciate the quality and lifestyle on offer. Schedule your viewing today and prepare to be captivated by this exceptional property.

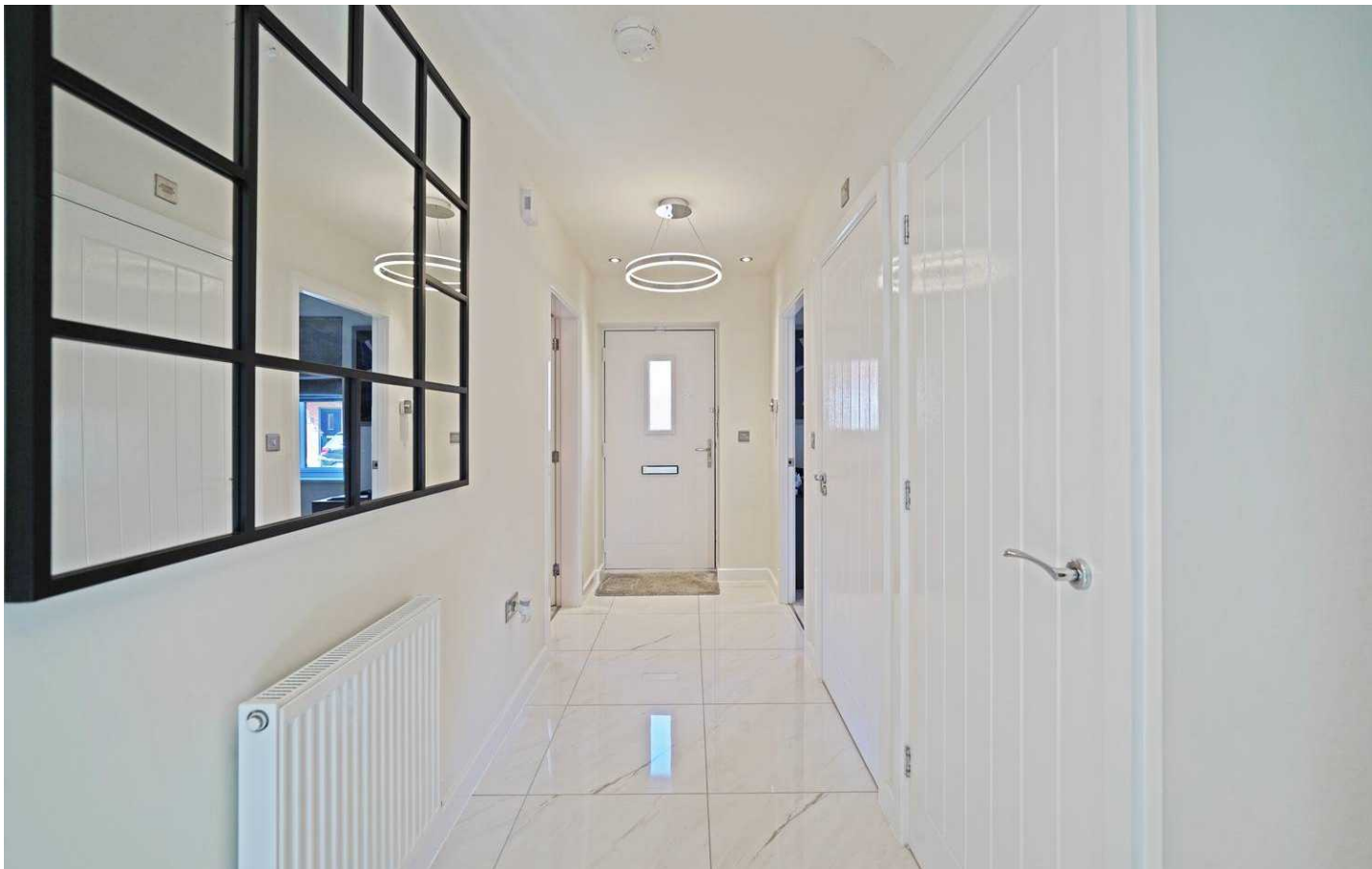
PROPERTY LOCATION

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: F

Tenure: Freehold





- Four Bedroom Detached Family Home
- Finished To A High Specification Throughout
- Balance Of A 10 Year New-Build Guarantee
- Open Plan Kitchen / Diner / Family Room
- Spacious Living Room
- Home Office
- Principal Bedroom With Ensuite
- Detached Garage & Parking

ENTRANCE HALLWAY

WC

4' 7" x 3' 7" (1.40m x 1.08m)

LIVING ROOM

16' 2" x 11' 0" (4.93m x 3.36m)

KITCHEN / DINER

15' 7" x 10' 5" (4.75m x 3.17m)

FAMILY ROOM

9' 9" x 9' 3" (2.97m x 2.83m)

UTILITY ROOM

10' 11" x 5' 8" (3.32m x 1.73m)

HOME OFFICE

10' 7" x 6' 6" (3.23m x 1.99m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 3" x 10' 4" (3.43m x 3.14m)

ENSUITE

7' 1" x 5' 7" (2.15m x 1.71m)

BEDROOM TWO

13' 11" x 8' 4" (4.25m x 2.54m)

BEDROOM THREE

10' 8" x 8' 3" (3.26m x 2.52m)

BEDROOM FOUR

8' 5" x 7' 0" (2.57m x 2.14m)



**BATHROOM**

11' 0" x 7' 7" (3.36m x 2.31m)

TOTAL SQUARE FOOTAGE

Total floor area: 131.0 sq.m. = 1410 sq.ft. approx.

OUTSIDE THE PROPERTY**METICULOUSLY MAINTAINED REAR GARDEN****A DETACHED GARAGE****ITEMS INCLUDED IN SALE**

Bosch series 8 integrated oven, Bosch series 6 integrated hob, Bosch series 8 extractor, Bosch series 8 combi microwave and oven, Bosch series 6 dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom, all light fittings and a car charging point which was installed in 2021.

ADDITIONAL INFORMATION

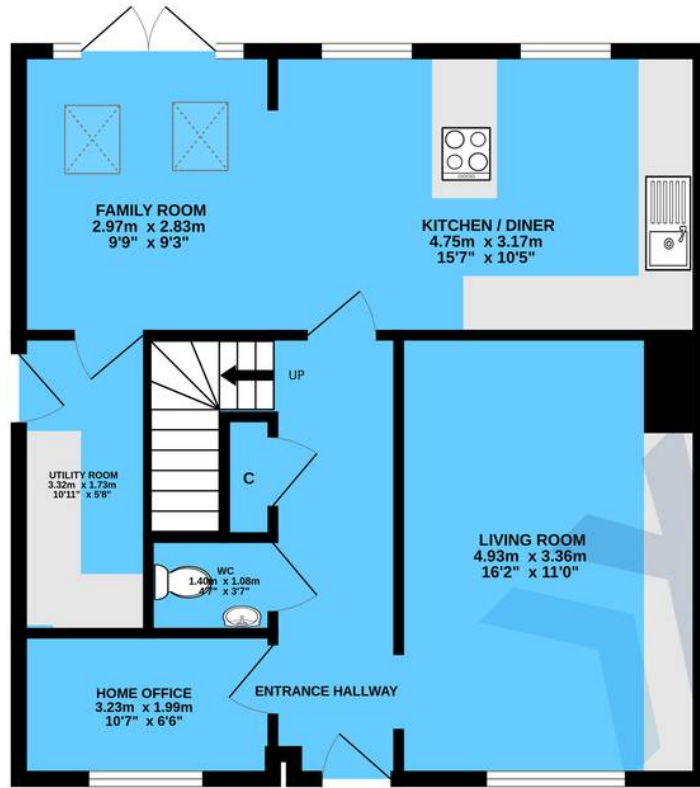
Services - mains gas, electricity and mains sewers.
Broadband - BT. Loft space - with lighting.

MONEY LAUNDERING REGULATIONS

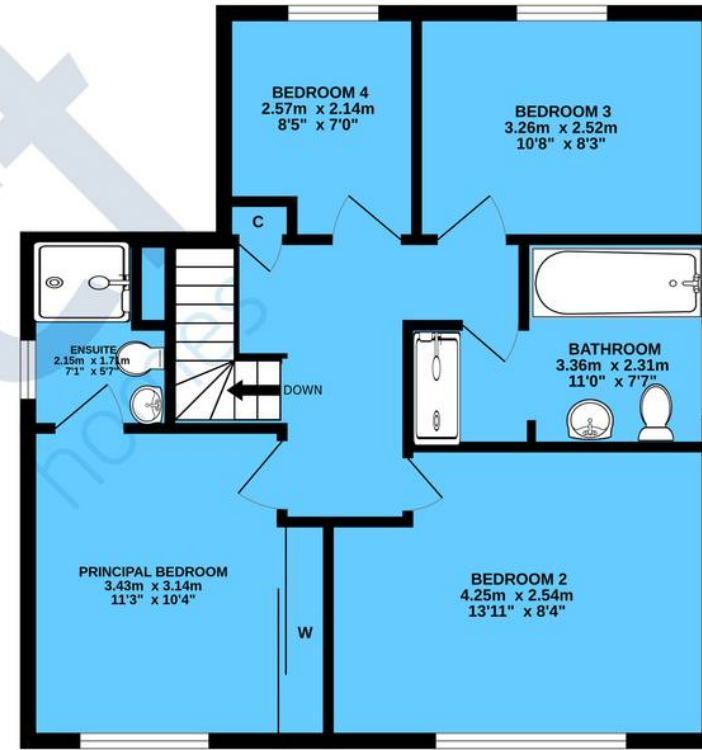
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 131.0 sq.m. (1410 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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