

Kemerton Way, Shirley

Offers Over £600,000

xact HOMES





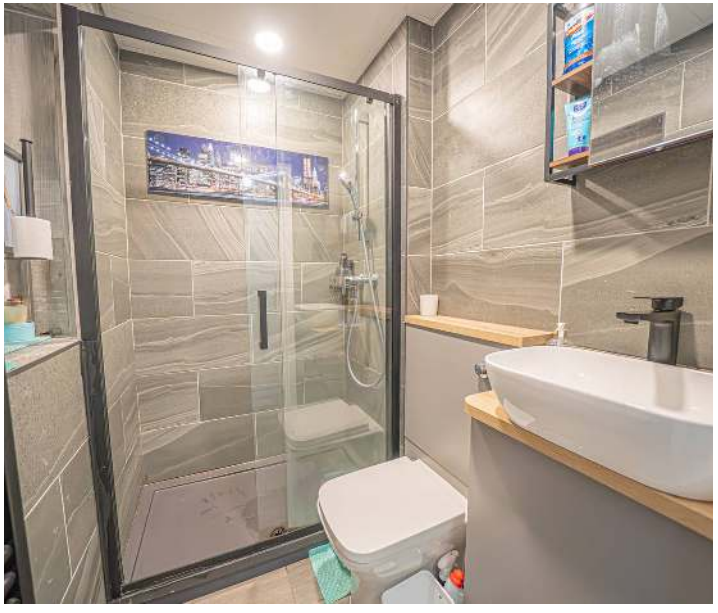


PROPERTY OVERVIEW

Presenting this significantly extended four bedroom detached family home, ideally situated on a quiet cul-de-sac and thoughtfully designed for versatile family living. Upon arrival, you are welcomed by a spacious porch that opens into a generous entrance hallway, complete with a guest shower room for added convenience. The heart of the home is a truly impressive open plan kitchen/dining and family room, which has been extensively extended and is flooded with natural light, creating an inviting space perfect for both every-day living and entertaining. The kitchen is finished to a high standard with fully integrated appliances and ample workspace, while the adjoining dining and family areas offer flexibility for a range of lifestyles. A practical utility room is conveniently located off the kitchen, providing additional storage and laundry facilities. For those seeking further adaptability, the living room offers a versatile space that could serve as a formal lounge or be transformed into a fifth bedroom on the ground floor, making this property ideal for multi-generational families or those requiring a home office or playroom. Upstairs, you will find four generously proportioned bedrooms, including a superb principal suite featuring a large bedroom, private en-suite shower room, and a dedicated dressing room.







The remaining bedrooms are spacious and bright, all served by a well-appointed family bathroom. Outside enjoys a low maintenance rear garden which is paved throughout. Additional benefits include a private driveway providing off-road parking for multiple vehicles, leading to a single garage that offers further storage or secure parking. This exceptional family home combines a peaceful setting with flexible accommodation, modern finishes, and practical features throughout, making it a must-see for discerning buyers seeking space, comfort, and quality in a sought-after residential location.

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



- Significantly Extended Four Bedroom Detached Family Home
- Set On A Quiet Cul-De-Sac Close To Local Amenities
- Stunning Open Plan Kitchen / Dining & Family Room
- Versatile Living Room / Fifth Bedroom
- Principal Bedroom With En-Suite & Dressing Room
- Low Maintenance Rear Garden
- Abundance Of Natural Light Throughout
- Driveway For Multiple Vehicles
- Early Viewing Essential

PORCH

ENTRANCE HALLWAY

SHOWER ROOM
5' 11" x 4' 3" (1.81m x 1.30m)

LIVING ROOM/BEDROOM FIVE
12' 2" x 15' 5" (3.72m x 4.70m)

KITCHEN/DINING & FAMILY ROOM
23' 11" x 27' 4" (7.28m x 8.33m)

UTILITY
6' 0" x 5' 7" (1.83m x 1.70m)

INTEGRAL GARAGE
7' 11" x 30' 9" (2.41m x 9.38m)

FIRST FLOOR

PRINCIPAL BEDROOM
11' 5" x 12' 11" (3.49m x 3.93m)

DRESSING ROOM
5' 5" x 5' 9" (1.66m x 1.76m)

ENSUITE
6' 3" x 5' 9" (1.91m x 1.75m)

BEDROOM TWO
8' 10" x 11' 4" (2.70m x 3.46m)

BEDROOM THREE
7' 7" x 11' 3" (2.31m x 3.43m)



BEDROOM FOUR
6' 8" x 8' 3" (2.03m x 2.51m)

BATHROOM
9' 0" x 6' 5" (2.75m x 1.95m)

TOTAL SQUARE FOOTAGE
171.0 sq.m (1845 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LOW MAINTENANCE REAR GARDEN

ITEMS INCLUDED IN THE SALE
TBC

ADDITIONAL INFORMATION
Services - water on a meter, mains gas, electricity and sewers.

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.

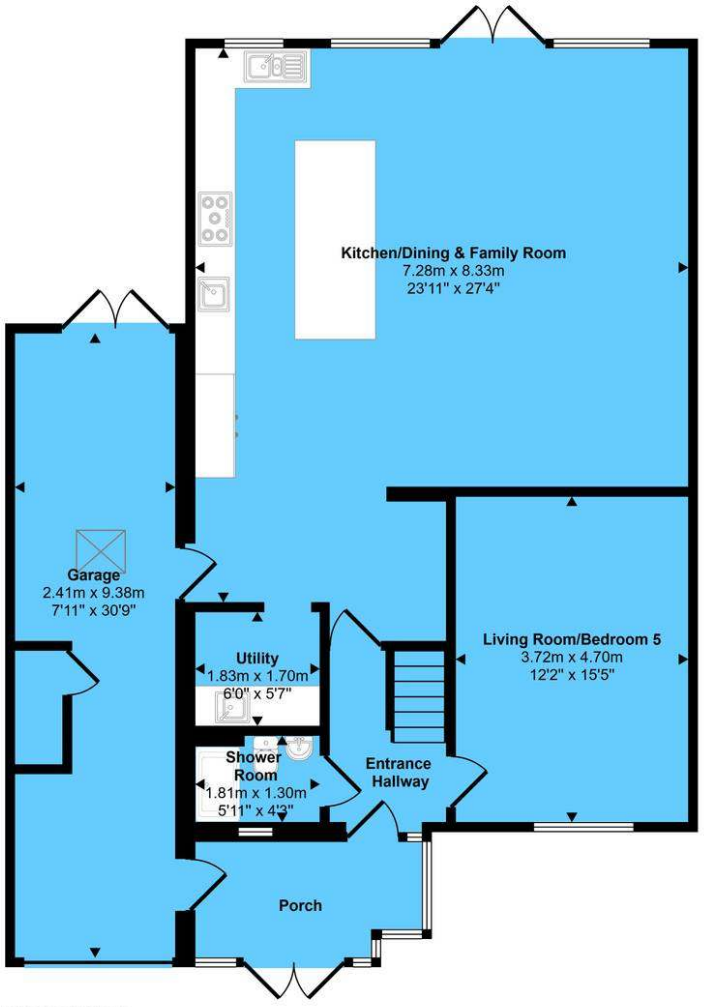




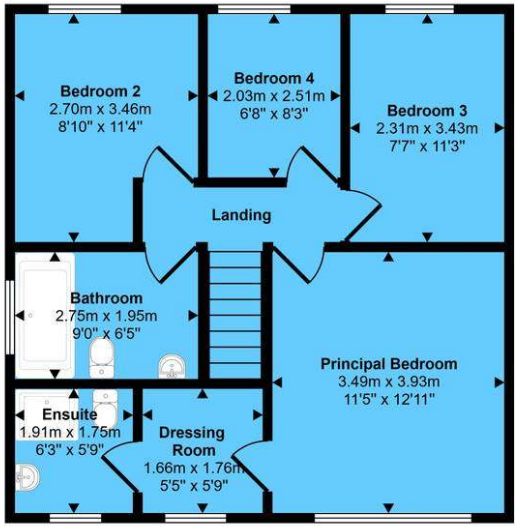




Approx Gross Internal Area
171 sq m / 1845 sq ft



Ground Floor
Approx 116 sq m / 1253 sq ft



First Floor
Approx 55 sq m / 592 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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