



Elderberry Road, Shirley

Guide Price £465,000



PROPERTY OVERVIEW

This delightful three bedroom end-terrace home is set in a prime location close to all local amenities and offers beautifully presented accommodation with an abundance of natural light throughout. Arranged over three floors, the property is accessed via a welcoming entrance hallway that is flooded with natural light and features a large guest cloakroom for added convenience. The ground floor boasts a spacious open plan kitchen/dining and family room, complete with integrated appliances, ample work surfaces, and a large storage cupboard (ideal for keeping the living space clutter-free). The dining area benefits from a set of double doors that provide a seamless transition to the rear garden. On the first floor, you will find a large living room that is bright and spacious, perfect for relaxing or entertaining guests, as well as the principal bedroom, which benefits from its own en-suite shower room. The top floor comprises two generously sized double bedrooms and a well-appointed family bathroom, making this home ideal for families or those seeking flexible living arrangements.



Outside enjoys a low maintenance rear garden with a large patio seating area. Additional features include a detached single garage located to the rear of the property, with parking space for two cars in front (providing excellent parking options for residents and visitors alike). This property combines modern living with practical design and is ready to move into, offering a fantastic opportunity for those looking for a stylish and convenient home in a sought-after area. Early viewing is highly recommended to fully appreciate the quality and space on 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: E

Tenure: Freehold





- Spacious Three Bedroom End-Terrace Home
- Prime Location Close To All Local Amenities
- Set Over Three Floors
- Immaculately Presented & Abundance Of Natural Light Throughout
- Large Open Plan Kitchen / Dining & Family Room
- Three Generously Sized Bedrooms
- Family Bathroom & En-Suite
- Low Maintenance Rear Garden

ENTRANCE HALLWAY

WC

KITCHEN/DINING & FAMILY ROOM

13' 7" x 22' 3" (4.15m x 6.79m)

FIRST FLOOR

LIVING ROOM

13' 7" x 12' 4" (4.14m x 3.76m)

PRINCIPAL BEDROOM

11' 4" x 10' 1" (3.46m x 3.07m)

ENSUITE

6' 6" x 7' 0" (1.99m x 2.14m)

SECOND FLOOR

BEDROOM TWO

13' 7" x 10' 2" (4.15m x 3.09m)

BEDROOM THREE

13' 7" x 9' 8" (4.13m x 2.95m)

BATHROOM

6' 5" x 6' 10" (1.95m x 2.09m)

OUTSIDE THE PROPERTY

GARAGE

8' 10" x 17' 11" (2.69m x 5.46m)

TOTAL SQUARE FOOTAGE

129.0 sq.m (1389 sq.ft) approx.



DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LOW MAINTENANCE REAR GARDEN WITH PATIO

ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor, Fridge/Freezer, Dishwasher, All carpets and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

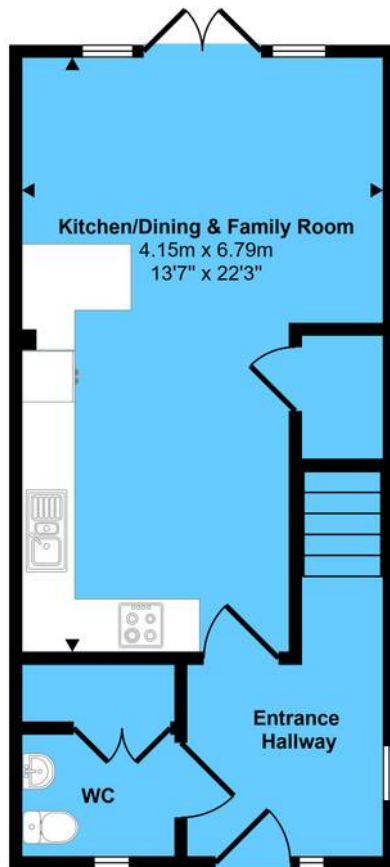
Services – water on a meter, mains electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – part boarded.

INFORMATION FOR POTENTIAL BUYERS

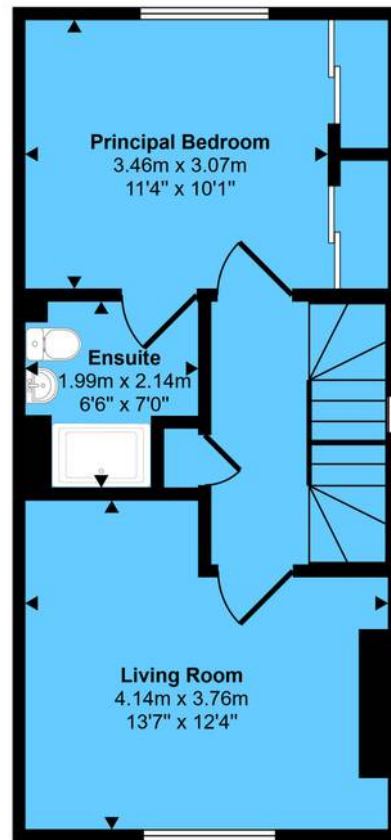
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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.



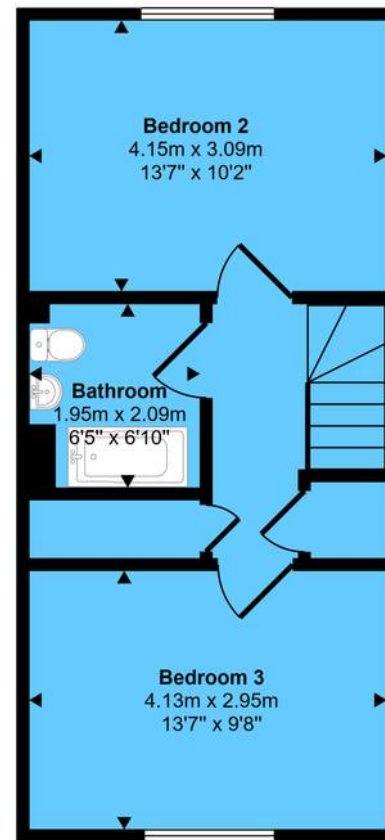
Approx Gross Internal Area
129 sq m / 1389 sq ft



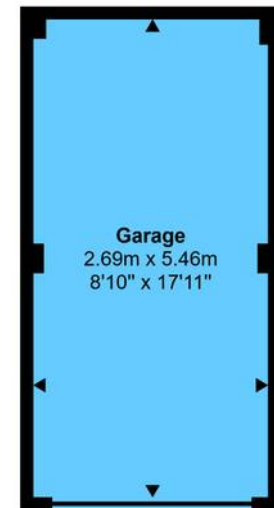
Ground Floor
Approx 38 sq m / 405 sq ft



First Floor
Approx 38 sq m / 413 sq ft



Second Floor
Approx 38 sq m / 413 sq ft



Garage
Approx 15 sq m / 158 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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