



Kerswell Drive, Shirley

Guide Price £275,000





PROPERTY OVERVIEW

Offered with no upward chain, this recently redecorated and re-carpeted two-bedroom end-terrace home presents an excellent opportunity for first-time buyers or investors seeking a property in a sought-after location. Situated on a quiet road, the house enjoys close proximity to a wide range of local amenities and benefits from excellent transport links, making daily commutes and errands remarkably convenient. The property is accessed via a welcoming entrance hallway, setting the tone for the bright and airy accommodation within. The spacious living and dining room is flooded with natural light, creating an inviting space for both relaxation and entertaining, while an under stairs cupboard provides valuable storage. The fitted kitchen is thoughtfully arranged to maximise functionality and style, offering ample workspace for culinary pursuits. Upstairs, the home features two well-proportioned double bedrooms, each designed to offer comfort and flexibility, and both are served by a family bathroom (perfect for accommodating family or guests). Outside enjoys a south-westerly facing rear garden with side access for bins. Practicality is further enhanced by the inclusion of two allocated parking spaces, ensuring secure and convenient parking at all times.



With its combination of contemporary finishes, generous room sizes, and a location that balances peace and accessibility, this property represents a rare opportunity to acquire a move-in ready home in a highly desirable area. Early viewing is highly recommended to fully appreciate the quality and potential on offer.

PROPERTY LOCATION

Monkspath is an established housing estate and community in Solihull, it encompasses at the heart of the community a small supermarket, pharmacy, hairdressers and a pub/restaurant. It is also well served with a Doctor's surgery, dentist and Monkspath Primary School for all aspects of family life and has a large recreational park. Monkspath has excellent transport links with close proximity to the M42 and M40 motorways and bus and train links into Shirley, Solihull and Birmingham city centre.

Council Tax band: C

Tenure: Freehold





- Delightful Two Bedroom End-Terrace Home
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Great Location Close To All Local Amenities & Transport Links
- Recently Redecorated & Re-Carpeted
- Two Allocated Parking Spaces
- South-Westerly Facing Rear Garden
- Early Viewing Essential

ENTRANCE HALLWAY

KITCHEN

6' 8" x 9' 3" (2.04m x 2.82m)

LIVING & DINING ROOM

13' 2" x 14' 8" (4.02m x 4.47m)

FIRST FLOOR

BEDROOM ONE

13' 0" x 11' 9" (3.96m x 3.59m)

BEDROOM TWO

6' 8" x 11' 11" (2.04m x 3.63m)

BATHROOM

6' 0" x 6' 2" (1.83m x 1.87m)

TOTAL SQUARE FOOTAGE

59.0 sq.m (637 sq.ft) approx.

OUTSIDE THE PROPERTY

TWO ALLOCATED PARKING SPACES

SOUTH WEST FACING REAR GARDEN

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, garden shed and all carpets and light fittings.

ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers.

Broadband – cable.

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.

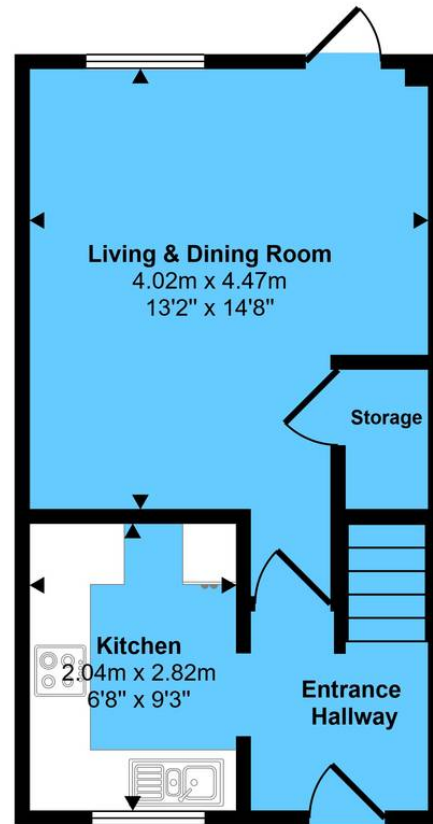
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

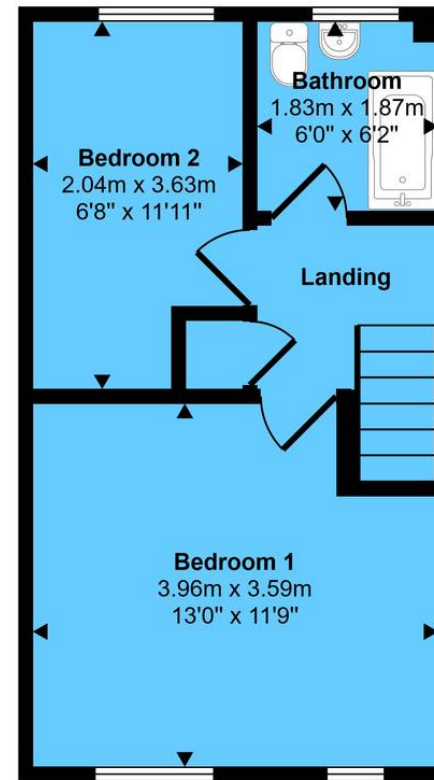
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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
59 sq m / 637 sq ft



Ground Floor
Approx 30 sq m / 320 sq ft



First Floor
Approx 29 sq m / 317 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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