



Shepherds Green Road, Shirley

Offers Over £450,000





PROPERTY OVERVIEW

This recently constructed four bedroom, three bathroom semi detached house offers contemporary living across three thoughtfully designed floors. Accessed via a welcoming entrance hallway, the property opens to a bright dining room at the front, ideal for formal entertaining or family meals. The heart of the home is a spacious, modern open plan kitchen living area, featuring high quality fixtures and integrated appliances (perfect for both daily living and hosting guests). From here, there is seamless access to the landscaped garden, which includes a full width patio and a versatile garden room currently used as an office – ideal for those seeking a dedicated workspace or additional relaxation area. Upstairs, the first floor presents a well proportioned lounge with pleasant views onto the garden, providing a tranquil retreat for unwinding, while a generous double bedroom with the benefit of an en-suite shower room is situated at the front of the property. The second floor comprises three further bedrooms, including the principal bedroom which enjoys the luxury of its own stylish en-suite bathroom, and two additional bedrooms serviced by a sleek family bathroom. The property benefits from a block paved driveway, supported by a full size single garage (providing ample parking and storage options).





Finished to a high standard throughout, this home combines modern design with practical features, ensuring comfort and convenience for families or professionals alike. Additional peace of mind is offered with the remaining balance of the 10 year new build warranty, making this an excellent opportunity for those seeking a move-in ready home with contemporary appeal and flexible accommodation.

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





- Recently Constructed Four Bedroom Three Bathroom Semi Detached House
- Set Behind A Block Paved Drive Way Which Is Supported By A Full Size Single Garage
- Property Is Accessed Via The Entrance Hallway & Is Comprised Of A Dining Room To The Front Which Leads To A Modern Open Plan Kitchen Living Area With Access Onto The Garden
- Located On The First Floor Is A Well Proportioned Lounge With Views Onto The Garden & To The Front Of The Property Is A Double Bedroom With The Benefit Of An En-suite Shower Room
- To The Second Floor Are Three Further Bedrooms Which Are Serviced By Two Modern Bathrooms One Of Which Is An En-Suite To The Principal Bedroom
- The Rear Of The Property Is A Landscaped Garden With The Benefit Of A Full Width Patio & A Versatile Garden Room Which Is Currently Used As An Office
- With The Remaining Balance Of The 10 Year New Build Warranty

ENTRANCE HALLWAY

WC

LIVING AREA

14' 11" x 13' 7" (4.54m x 4.15m)

DINING ROOM

7' 11" x 8' 10" (2.41m x 2.69m)

KITCHEN

8' 1" x 9' 8" (2.46m x 2.95m)

FIRST FLOOR

LOUNGE

15' 0" x 11' 5" (4.58m x 3.48m)

WC

**BEDROOM TWO**

10' 0" x 12' 6" (3.06m x 3.81m)

ENSUITE

3' 8" x 6' 0" (1.12m x 1.84m)

SECOND FLOOR**PRINCIPAL BEDROOM**

10' 1" x 10' 2" (3.07m x 3.09m)

ENSUITE

3' 8" x 6' 0" (1.12m x 1.83m)

BEDROOM THREE

6' 10" x 11' 5" (2.09m x 3.47m)

BEDROOM FOUR

7' 7" x 11' 3" (2.32m x 3.42m)

BATHROOM

6' 1" x 6' 1" (1.85m x 1.85m)

OUTSIDE THE PROPERTY**OFFICE**

5' 5" x 5' 5" (1.64m x 1.66m)

GARAGE

10' 0" x 20' 3" (3.05m x 6.18m)

TOTAL SQUARE FOOTAGE

143.0 sq.m (1535 sq.ft) approx.

DRIVEWAY PARKING**LANDSCAPED GARDEN WITH FULL WIDTH PATIO****ITEMS INCLUDED IN THE SALE**

Zanussi integrated oven, Zanussi integrated hob, Zanussi extractor, Zanussi microwave, Zanussi fridge/freezer, Zanussi dishwasher, all carpets and light fittings and some blinds.



ADDITIONAL INFORMATION

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

INFORMATION FOR POTENTIAL BUYERS

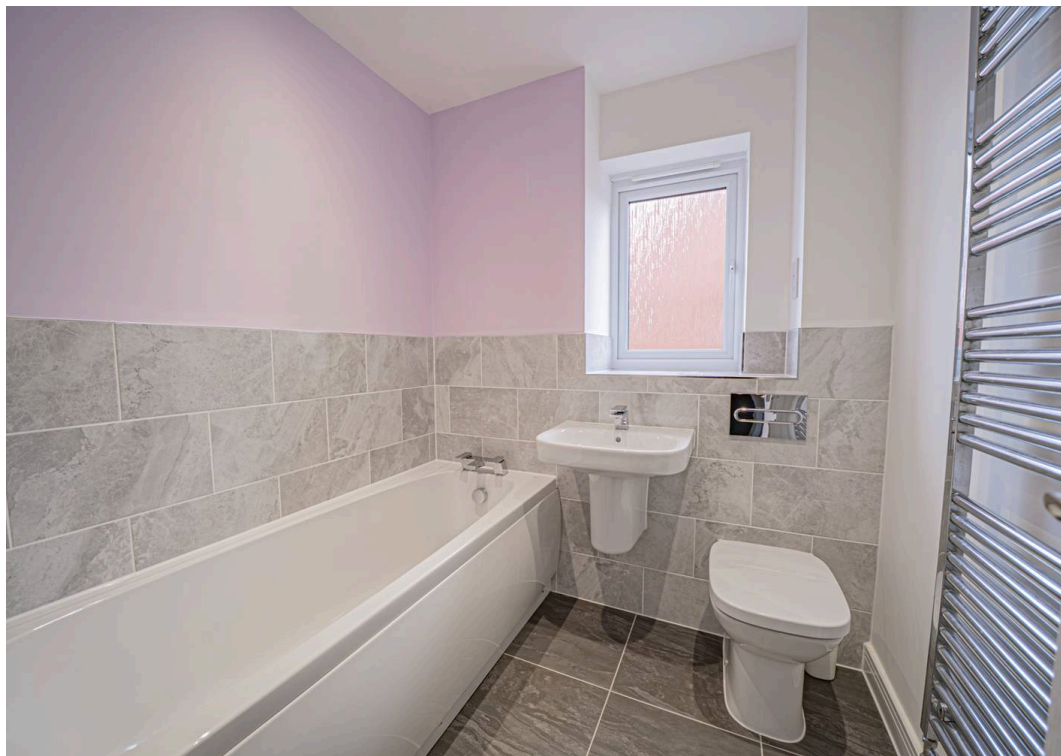
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

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

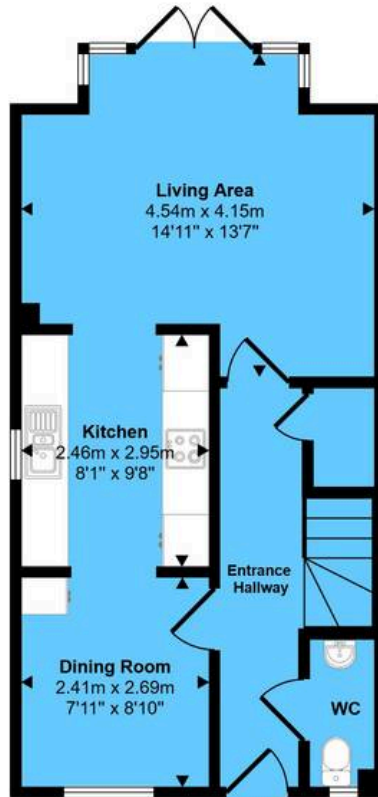
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

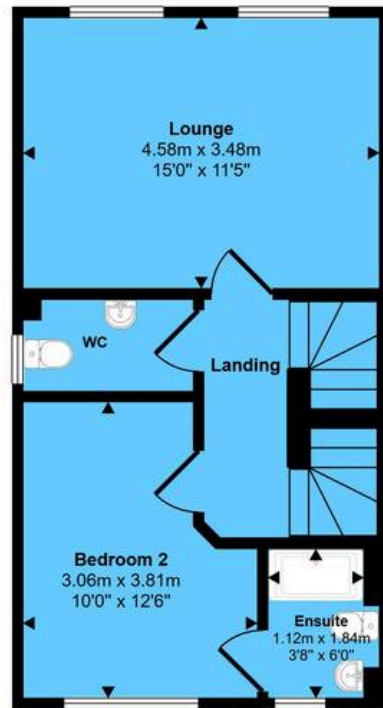
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



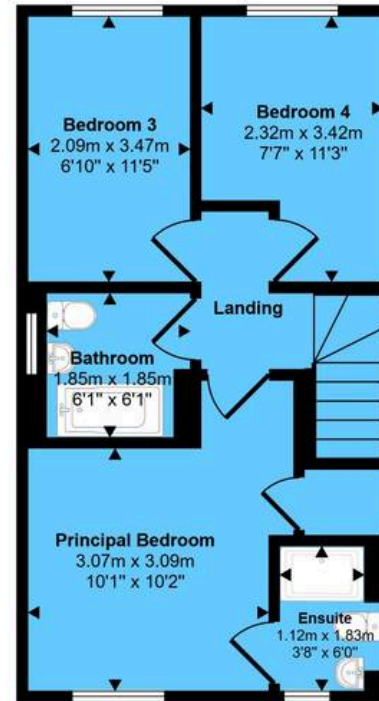
Approx Gross Internal Area
143 sq m / 1535 sq ft



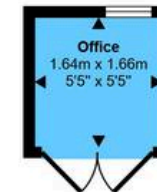
Ground Floor
Approx 42 sq m / 447 sq ft



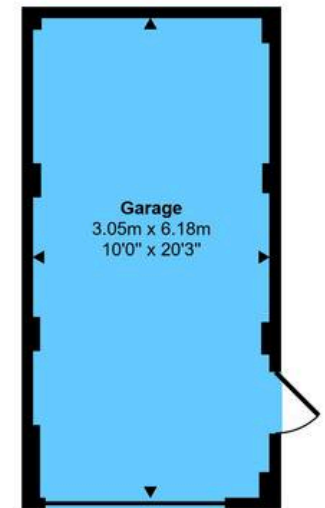
First Floor
Approx 40 sq m / 428 sq ft



Second Floor
Approx 40 sq m / 428 sq ft



Home Office
Approx 3 sq m / 29 sq ft



Garage
Approx 19 sq m / 203 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.

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

