Whitford Drive, Shirley

Guide Price **£550,000**

xact HOMES

PROPERTY OVERVIEW

Introducing this exceptional and immaculately presented four-bedroom detached property in Shirley with no upward chain, offering a tranquil living environment on a peaceful cul-de-sac.

Upon entering the property, you are greeted by a welcoming entrance hallway, setting the tone for the rest of this thoughtfully remodelled home.

The heart of the residence lies in the large open plan kitchen/dining & family room, complete with ample worksurfaces, modern units, a large central island, and sky lights that flood the space with natural light. A formal dining room and spacious lounge with a media wall provide the perfect settings for entertaining or unwinding. Additionally, a practical utility room with a guest cloakroom enhances the functionality of the ground floor.

Ascend the stairs to discover four tastefully appointed bedrooms. The principal bedroom features fitted wardrobes and an en-suite bathroom, offering a private retreat. The remaining bedrooms are serviced by a stylish family bathroom, ensuring comfort and convenience for all occupants.

Outside, the property boasts a delightful rear garden featuring a well-maintained lawn section and a patio seating area, ideal for al fresco dining or relaxation. A garden room with a storage area and home office complements the outdoor space, offering versatility and additional functionality.

Furthermore, a driveway provides ample parking for multiple vehicles, catering to the needs of residents and their guests.

In summary, this property combines modern living with comfort and style in a sought-after location, presenting a unique opportunity for those seeking a move-in ready home. Don't miss your chance to make this meticulously crafted residence your own.

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

- Four Bedroom Detached Family Home
- NO UPWARD CHAIN
- Set On A Quiet Cul-De-Sac
- Tastefully Remodelled By The Existing Owners
- Open Plan Kitchen / Dining & Family Room
- Formal Dining Room & Lounge
- Four Spacious Bedrooms
- Principal Bedroom With En-Suite
- Rear Garden With Garden Room / Home Office

PORCH

ENTRANCE HALLWAY

LOUNGE
15' 11" x 12' 2" (4.85m x 3.71m)

DINING ROOM
10' 3" x 8' 10" (3.12m x 2.69m)

KITCHEN/DINING & FAMILY ROOM
23' 8" x 22' 7" (7.21m x 6.88m)

UTILITY
12' 2" x 8' 6" (3.71m x 2.59m)

WC

FIRST FLOOR

PRINCIPAL BEDROOM
16' 8" x 11' 4" (5.08m x 3.45m)

ENSUITE

BEDROOM TWO
11' 3" x 8' 11" (3.43m x 2.72m)

BEDROOM THREE
10' 4" x 6' 11" (3.15m x 2.11m)

BEDROOM FOUR
7' 7" x 7' 3" (2.31m x 2.21m)

BATHROOM

TOTAL SQUARE FOOTAGE
126.0 sq.m (1356 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

DELIGHTFUL REAR GARDENWITH PATIO SEATING

ITEMS INCLUDED IN THE SALE

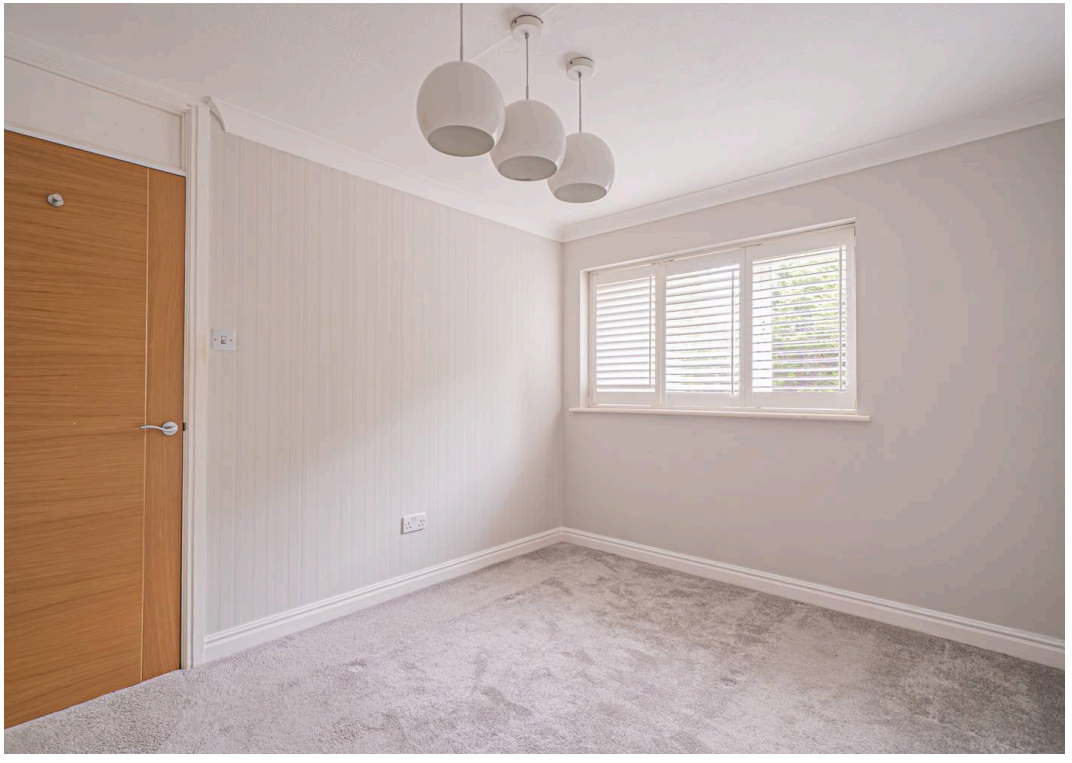
Two Siemens integrated ovens, De Dietrich integrated hob, extractor, Siemens microwave, De Dietrich fridge, De Dietrich freezer, Hotpoint dishwasher, Liebherr wine fridge, Insinkerator boiling water tap, Sony Tv's, DFS corner sofa in kitchen, Raychem underfloor heating, garden shed, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

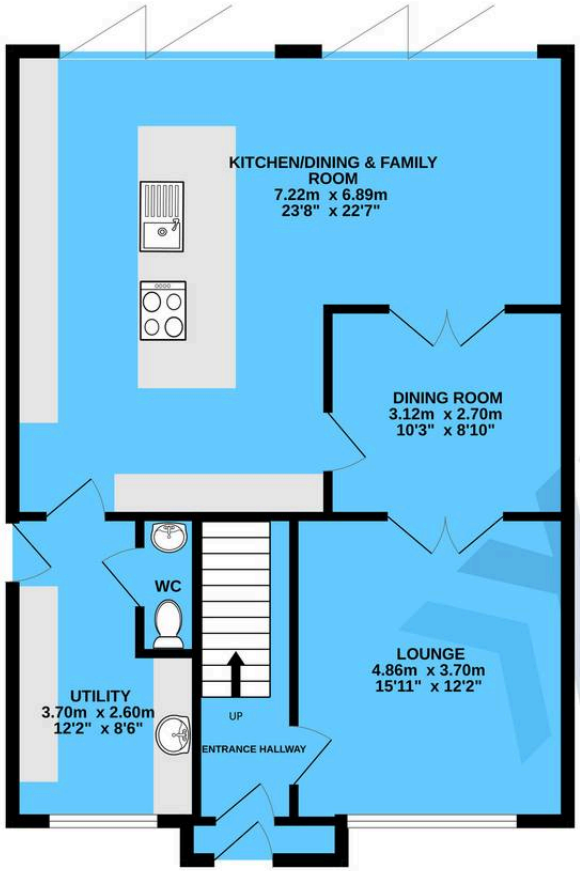
Services - mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

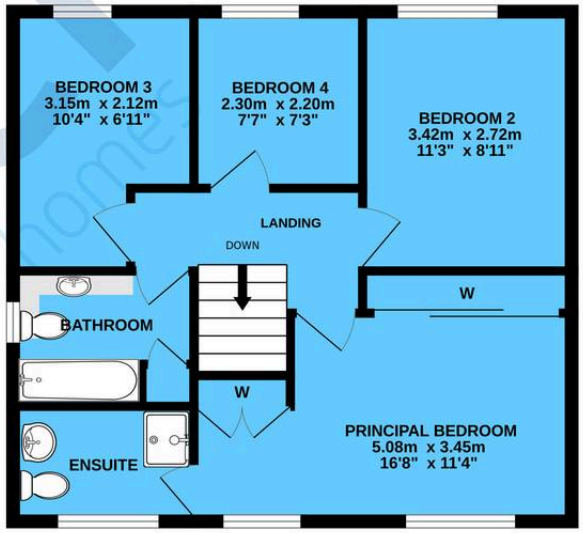
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 126.0 sq.m. (1356 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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