

Acheson Road, Shirley

Guide Price £330,000

xact HOMES



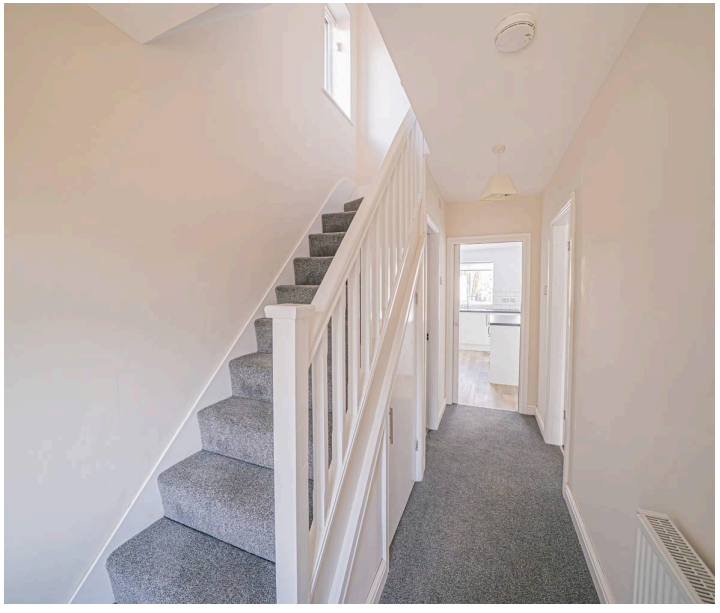




PROPERTY OVERVIEW

Offered for sale with no upward chain, this extended three bedroom semi-detached family home is well presented and immaculately maintained throughout. Ready for immediate occupation, the property is an excellent choice for first-time buyers, families and investors seeking a home in a convenient location close to local amenities and schools. The accommodation is accessed via an entrance hallway, which provides a welcoming introduction to the property which includes a downstairs WC and leads through to the principal living spaces. Positioned to the front elevation, the spacious living room offers a comfortable setting for relaxation and everyday family life. To the rear, the property has been extended to create an impressive open plan kitchen/dining and family room, providing a versatile space that is well suited to modern living. Flooded with natural light from a set of skylights, this inviting room brings together cooking, dining and relaxation in one sociable setting. The generous layout offers flexibility for a range of furniture arrangements, making it equally suitable for family meals, entertaining guests or enjoying quieter moments at home. Upstairs, the accommodation continues with three bedrooms, comprising two double bedrooms and a versatile single bedroom.







The two double rooms offer comfortable sleeping accommodation, while the single room could be used as a child's bedroom, guest room or home office, depending on individual requirements. All three bedrooms are served by the family bathroom, completing the first floor accommodation. Outside the property enjoys a generously sized large rear garden with decking, driveway to the front and garage to the rear. The property's well maintained presentation allows a buyer to move in and begin enjoying the home from the outset, while the extended layout provides valuable additional living space. Viewing is recommended to appreciate the extended accommodation and the care with which this home has been maintained throughout.

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: C

Tenure: Freehold



- Immaculately Presented Three Bedroom Semi-Detached Home
- NO UPWARD CHAIN
- Extended Open Plan Kitchen / Dining & Family Room
- Abundance Of Natural Light Throughout
- Ready For Immediate Occupation
- Close To All Local Amenities & Schools
- Two Double Bedrooms & Versatile Single
- Excellent Large Rear Garden With Decking
- Driveway Parking To The Front & Garage To The Rear
- Early Viewing Essential

PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM
10' 0" x 17' 7" (3.06m x 5.37m)

KITCHEN/DINING & FAMILY ROOM
16' 6" x 14' 0" (5.03m x 4.26m)

FIRST FLOOR

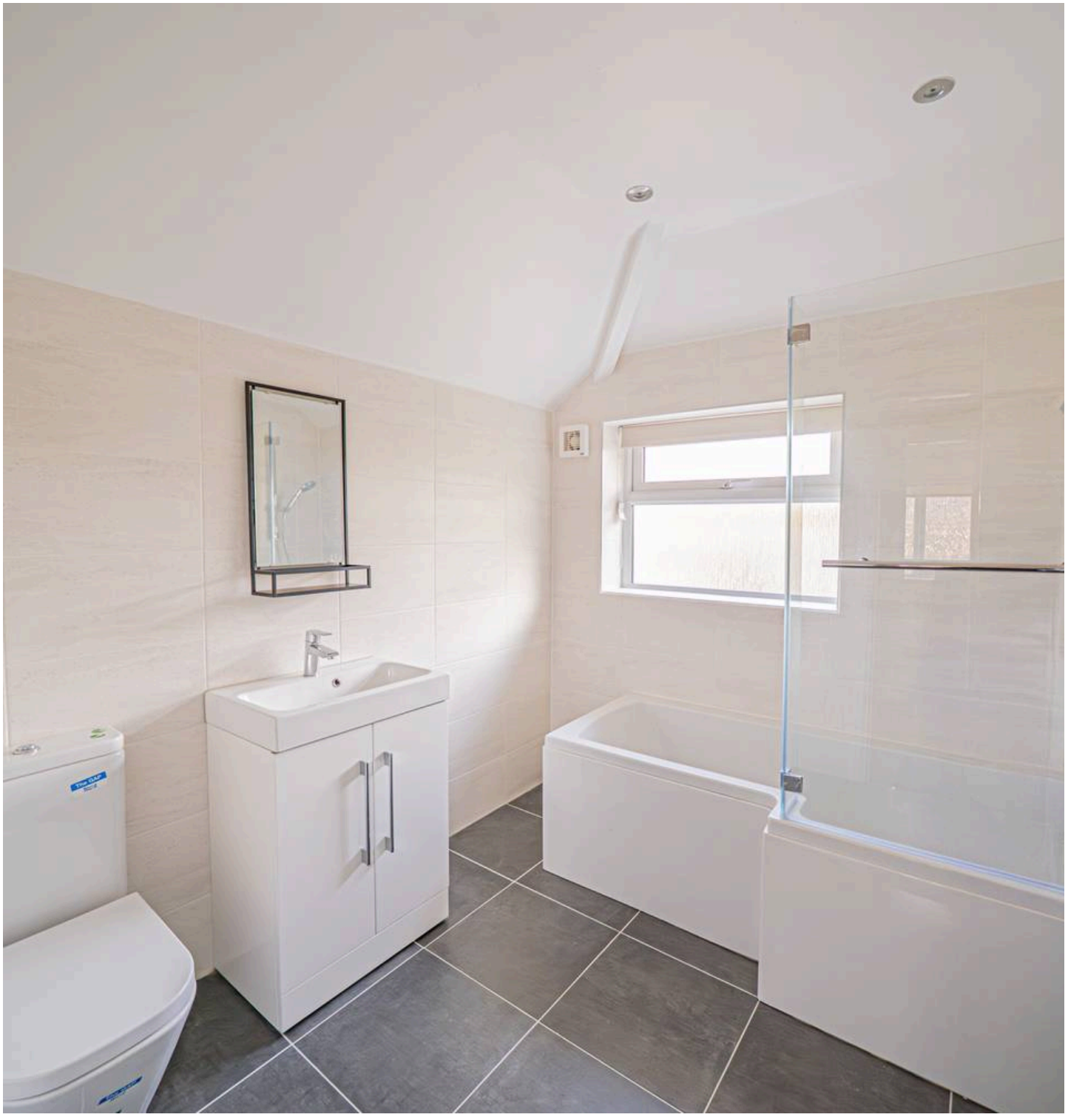
BEDROOM ONE
9' 10" x 13' 8" (3.00m x 4.17m)

BEDROOM TWO
10' 0" x 11' 2" (3.04m x 3.40m)

BEDROOM THREE
6' 0" x 7' 7" (1.82m x 2.32m)

BATHROOM
6' 11" x 8' 2" (2.11m x 2.49m)

TOTAL SQUARE FOOTAGE
83.0 sq.m (897 sq.ft) approx.



OUTSIDE THE PROPERTY

GARAGE TO THE REAR

DRIVEWAY PARKING

LARGE REAR GARDEN WITH DECKING

ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor, Fridge/Freezer, Dishwasher, Washing machine, All carpets, blinds and light fittings.

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.

DISCLAIMER

The vendor of this property is an employee of Xact Homes.









Approx Gross Internal Area
83 sq m / 897 sq ft



Ground Floor
Approx 47 sq m / 506 sq ft

First Floor
Approx 36 sq m / 391 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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