



Brixfield Way, Shirley

Guide Price **£575,000**





PROPERTY OVERVIEW

Situated on the popular Dickens Heath Estate, a fantastic opportunity to purchase this impressive four bedroom detached originally built by Redrow Homes. This property has easy access to local shops, schools and restaurants and benefits from gas central heating, double glazing and has the added attraction of a sun room leading out onto a South facing garden. The accommodation briefly comprises of: canopy porch, entrance hall, guest cloakroom, living room, dining room, sun room, breakfast/kitchen, utility, four good sized bedrooms, ensuite shower room, family bathroom, garage and South facing garden.





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: F

Tenure: Freehold

- Four Bedroom Detached
- Originally Built By Redrow Homes
- Easy Access To Dickens Heath Village
- Living Room/Dining Room
- Breakfast Kitchen
- Sun Room
- Ensuite Shower Room
- South Facing Garden
- Garage



CANOPY PORCH

ENTRANCE HALL

10' 4" x 6' 10" (3.16m x 2.08m)

GUEST WC

5' 6" x 5' 1" (1.68m x 1.55m)

LIVING ROOM

17' 2" x 11' 10" (5.22m x 3.6m)

DINING ROOM

10' 7" x 9' 12" (3.23m x 3.04m)

SUN ROOM

9' 9" x 9' 1" (2.98m x 2.77m)

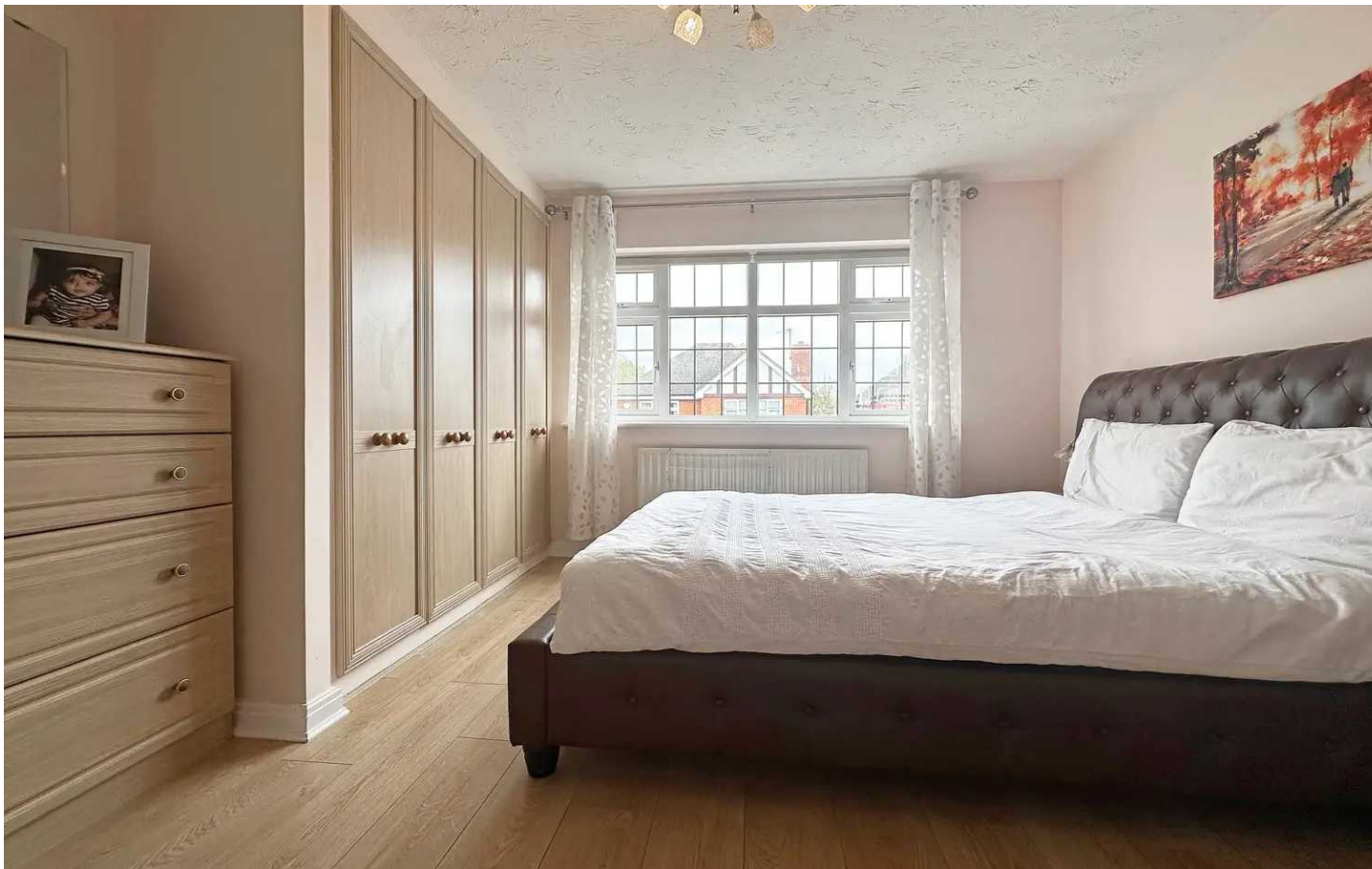
BREAKFAST/KITCHEN

14' 4" x 11' 7" (4.38m x 3.52m)

UTILITY ROOM

5' 7" x 4' 10" (1.7m x 1.47m)





FIRST FLOOR

BEDROOM ONE

13' 2" x 11' 9" (4.01m x 3.59m)

ENSUITE SHOWER

8' 3" x 3' 3" (2.51m x 0.98m)

BEDROOM TWO

12' 4" x 9' 1" (3.75m x 2.76m)

BEDROOM THREE

11' 3" x 9' 6" (3.44m x 2.9m)

BEDROOM FOUR

8' 9" x 7' 10" (2.67m x 2.39m)

BATHROOM

7' 9" x 6' 0" (2.37m x 1.84m)

OUTSIDE THE PROPERTY

GARAGE

16' 10" x 8' 7" (5.12m x 2.62m)

SOUTH FACING GARDEN

ITEMS INCLUDED IN THE SALE

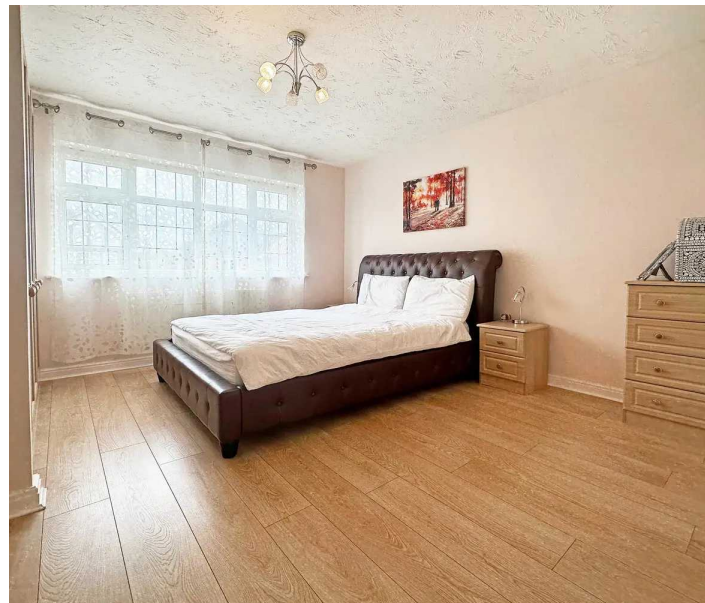
Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, all carpets, some curtains, all blinds, fitted wardrobes in bedroom one and two, all light fittings, garden shed, CCTV and electric garage door.

ADDITIONAL INFORMATION

Services: mains gas, electricity and mains sewers.
Broadband: BT Fibre-Optic. Loft Space: with lighting

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

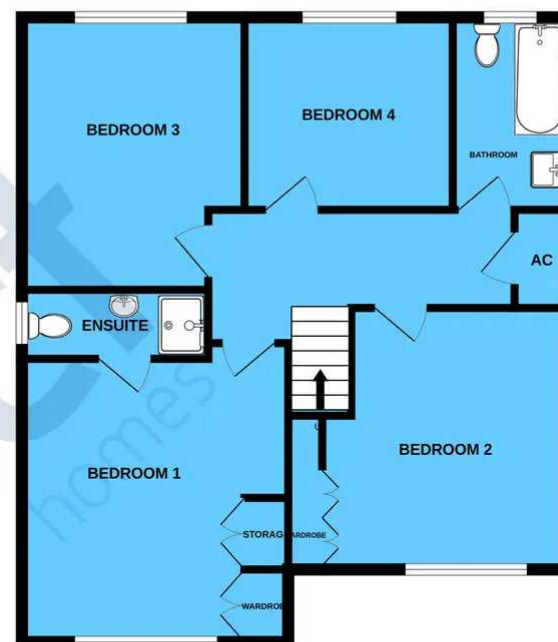




GROUND FLOOR



1ST FLOOR



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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