



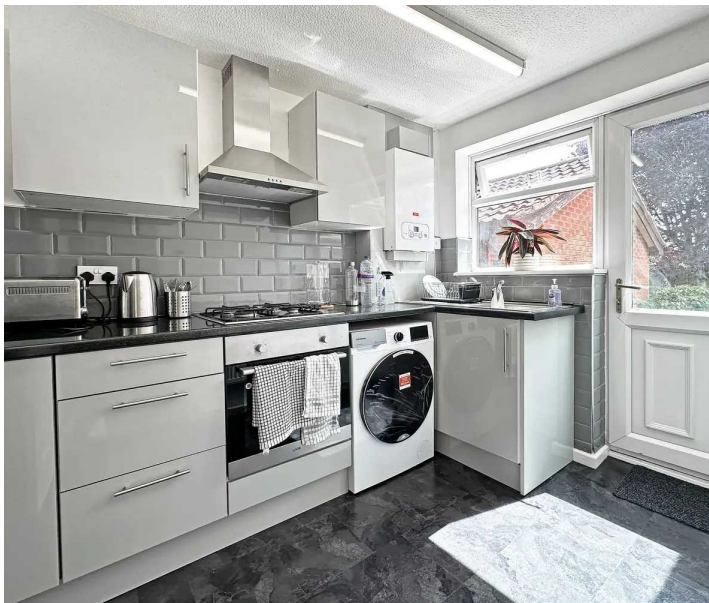
## Millison Grove, Shirley

Guide Price £380,000



## PROPERTY OVERVIEW

Situated on the popular Monkspath Estate, a fantastic opportunity to purchase this impressive three bedroom semi-detached, which is been totally redecorated and refurbished throughout and offered to the market with NO UPWARD CHAIN. The accommodation briefly comprises of: entrance hall, spacious lounge/dining room, modern refitted kitchen, three bedrooms, modern bathroom, conservatory, 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: D

Tenure: Freehold

- Three Bedroom Semi Detached
- Popular Monkspath Estate
- NO UPWARD CHAIN
- Redecorated Throughout
- Spacious Lounge/Dining Room
- Conservatory
- Modern Refitted Kitchen
- Garage
- South East Facing Garden



**CANOPY PORCH**

**ENTRANCE HALLWAY**

5' 8" x 4' 0" (1.73m x 1.21m)

**LOUNGE/DINING ROOM**

23' 2" x 11' 0" (7.06m x 3.36m)

**CONSERVATORY**

9' 2" x 7' 8" (2.80m x 2.34m)

**KITCHEN**

10' 8" x 6' 11" (3.25m x 2.11m)

**FIRST FLOOR**

**BEDROOM ONE**

11' 3" x 8' 8" (3.42m x 2.64m)

**BEDROOM TWO**

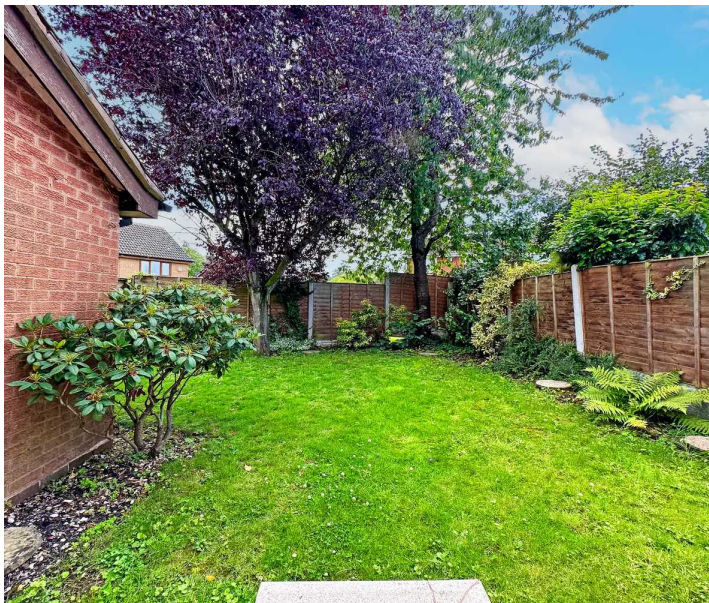
11' 9" x 8' 7" (3.59m x 2.62m)

**BEDROOM THREE**

8' 6" x 6' 5" (2.59m x 1.95m)

**BATHROOM**

8' 7" x 6' 3" (2.61m x 1.90m)





## **OUTSIDE THE PROPERTY**

### **SINGLE GARAGE**

16' 5" x 8' 3" (5.00m x 2.51m)

### **TOTAL FOOTAGE AREA**

67.9 sq.m (731 sq.ft) approx.

### **SOUTH EAST FACING GARDEN**

### **ITEMS INCLUDED IN THE SALE**

To be agreed

### **ADDITIONAL INFORMATION**

Services: mains gas, electricity and mains sewers.

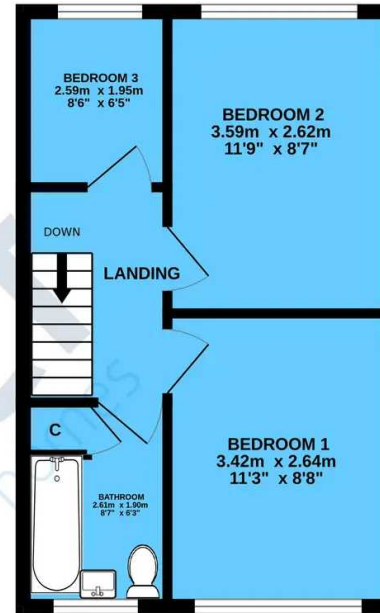
### **MONEY LAUNDERING REGULATIONS**

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  
37.0 sq.m. (399 sq.ft.) approx.



1ST FLOOR  
30.8 sq.m. (332 sq.ft.) approx.



TOTAL FLOOR AREA : 67.9 sq.m. (731 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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**Xact Homes**

6 The Square, Solihull - B91 3RB

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

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