



Streetsbrook Road, Shirley

Guide Price £327,500

**xact**  
HOMES



#### PROPERTY OVERVIEW

Situated in a most popular location, a fantastic opportunity to purchase this traditional three bedroom traditional semi-detached offered to the market with NO UPWARD CHAIN. This property would be ideal a first time purchase and benefits from gas central heating, double glazing and has the added attraction of a large South facing garden. The accommodation in more detail comprises of: enclosed porch, entrance hall, living room, dining room, fitted kitchen, large UPVC double glazed conservatory, three bedrooms, bathroom 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: C

Tenure: Freehold

- NO UPWARD CHAIN
- Early Viewing Essential
- Living Room
- Dining Room
- Large Conservatory
- Large South Facing Garden



**ENCLOSED PORCH****ENTRANCE HALLWAY**

4' 0" x 3' 10" (1.21m x 1.18m)

**LIVING ROOM**

12' 5" x 9' 2" (3.78m x 2.79m)

**DINING ROOM**

12' 2" x 10' 5" (3.71m x 3.18m)

**KITCHEN**

13' 7" x 5' 10" (4.13m x 1.79m)

**CONSERVATORY**

9' 2" x 8' 7" (2.79m x 2.62m)

**FIRST FLOOR****BEDROOM ONE**

11' 2" x 9' 11" (3.40m x 3.02m)

**BEDROOM TWO**

10' 7" x 9' 2" (3.23m x 2.79m)

**BEDROOM THREE**

8' 11" x 7' 3" (2.72m x 2.21m)

**BATHROOM**

8' 1" x 7' 5" (2.47m x 2.27m)

**TOTAL SQUARE FOOTAGE**

98.6 sq.m (1061 sq.ft) approx.

**OUTSIDE THE PROPERTY****SOUTH FACING GARDEN**



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

Free standing cooker, all carpets, all curtains, all blinds, all light fittings and garden shed.

#### **ADDITIONAL INFORMATION**

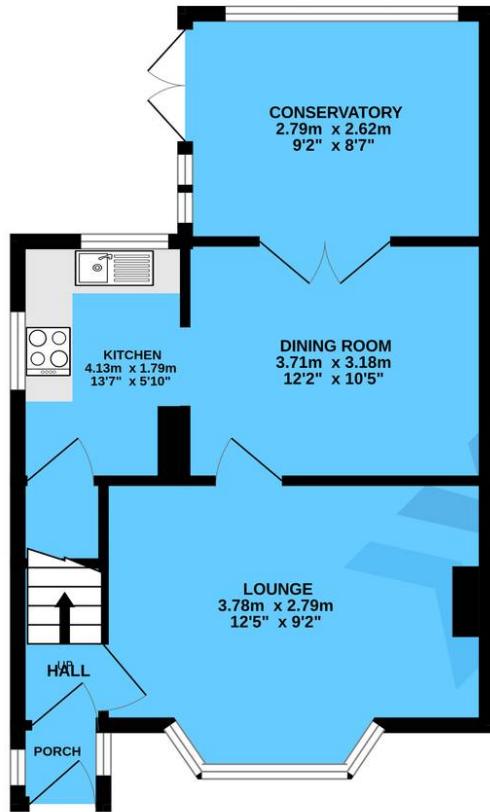
Services: mains gas, electricity and mains sewers.  
Broadband: Virgin. Loft Space: boarded with ladder and lighting

#### **MONEY LAUNDERING REGULATIONS**

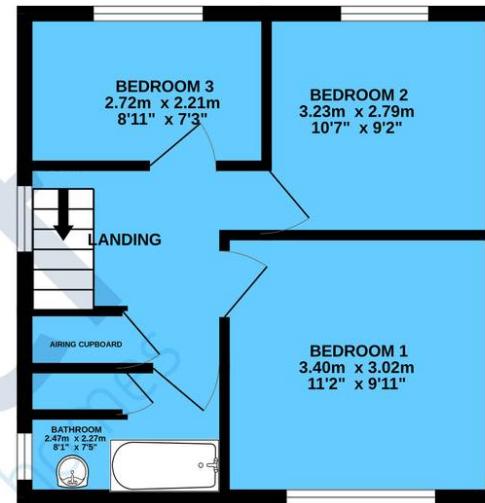
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 98.6 sq.m. (1061 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 indicative 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

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