



Acheson Road, Shirley

Guide Price £350,000





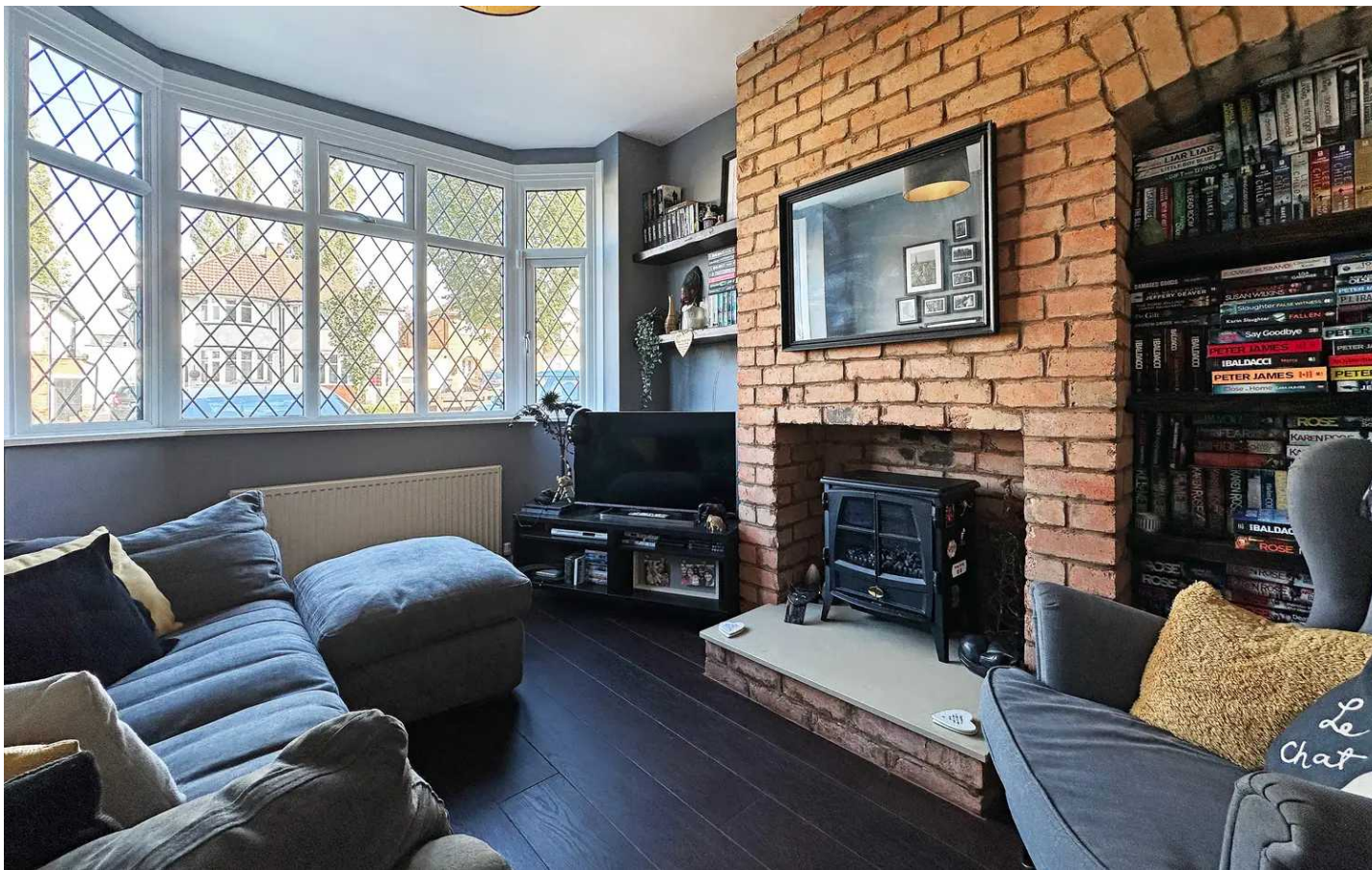
PROPERTY OVERVIEW

Introducing this charming three bedroom semi-detached property, tastefully extended by its current owner. Situated in a sought-after location, this delightful home exudes character and is ideal for first time buyers.

Upon entering, you are welcomed by a bright and spacious hallway adorned with ornate tiles that flow throughout the ground floor. The living room boasts a bay window and an electric fireplace, creating a cosy yet elegant ambience. The heart of the home lies in the large open plan kitchen/diner, which has been significantly extended. This impressive space features fully integrated appliances, a large central island, sliding doors leading to the rear garden, and sky lights that flood the area with natural light.



Convenience continues with a practical utility room providing ample space for white goods and storage. The ground floor also offers a downstairs toilet and ample under stairs storage.



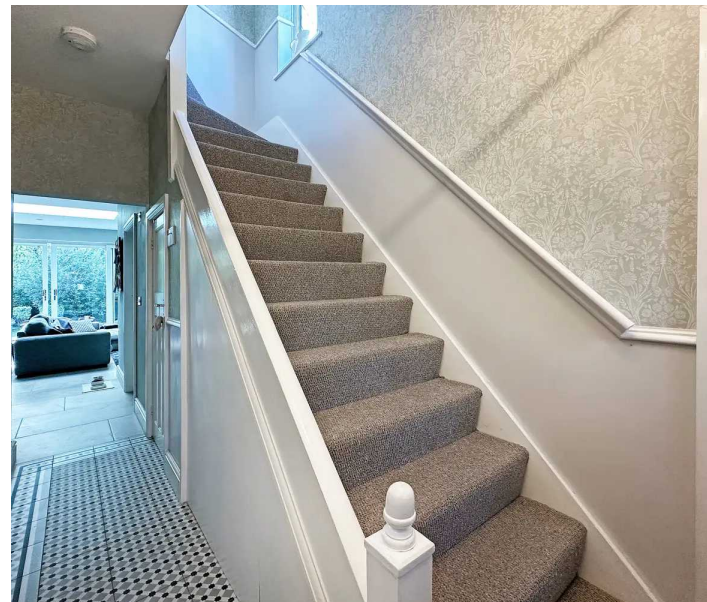
Upstairs, the first floor comprises three bedrooms, two of which are generously sized doubles. The third bedroom offers versatility to be used as a home office or a nursery. Completing the accommodation is the family bathroom.

Outside, a well-maintained lawn rear garden awaits, while a driveway provides parking for multiple vehicles.

In summary, this property offers a fantastic opportunity to acquire a characterful home that has been extended to provide modern and practical living spaces. Early viewing is highly recommended.

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.



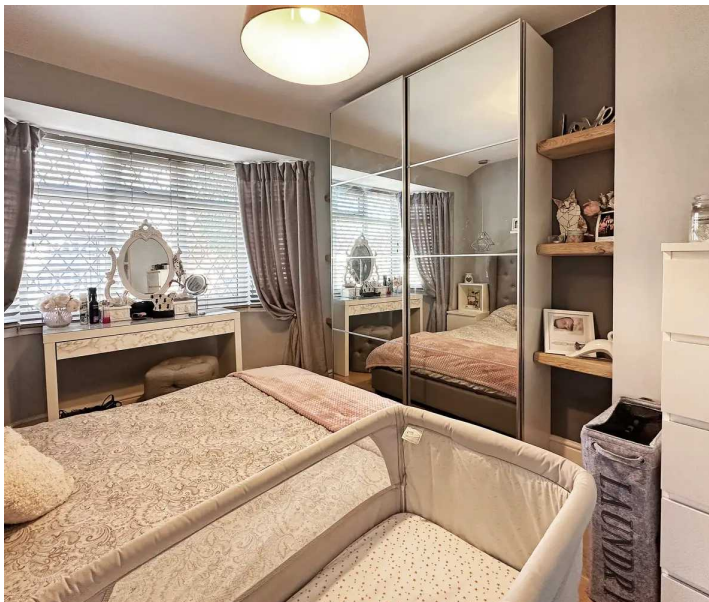


For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford Upon Avon.

Council Tax band: C

Tenure: Freehold

- Three Bedroom Semi-Detached Property
- Significantly Extended By The Existing Owner
- Ideal For First Time Buyers
- Open Plan Kitchen / Diner With Central Island
- Living Room
- Two Doubles Bedrooms
- Family Bathroom
- Utility With Ample Storage
- Lawn Rear Garden





PORCH

HALLWAY

DOWNSTAIRS WC

LIVING ROOM

10' 11" x 9' 11" (3.32m x 3.02m)

KITCHEN / DINER

20' 7" x 19' 1" (6.28m x 5.81m)

UTILITY ROOM

FIRST FLOOR

BEDROOM ONE

14' 5" x 9' 11" (4.40m x 3.02m)

BEDROOM TWO

10' 11" x 9' 11" (3.32m x 3.02m)

BEDROOM THREE

7' 7" x 5' 6" (2.30m x 1.67m)

BATHROOM

TOTAL SQUARE FOOTAGE

Total floor area: 98.0 sq.m. = 1055 sq.ft. approx.

OUTSIDE THE PROPERTY

LAWN REAR GARDEN

DRIVEWAY PROVIDING PARKING FOR MULTIPLE VEHICLES





ITEMS INCLUDED IN SALE

Bosch integrated oven, Bosch integrated hob, extractor, Zanussi microwave, Indesit fridge freezer, Baumatic dishwasher, all carpets, all blinds, fitted wardrobes in bedroom one and some light fittings.

ADDITIONAL INFORMATION

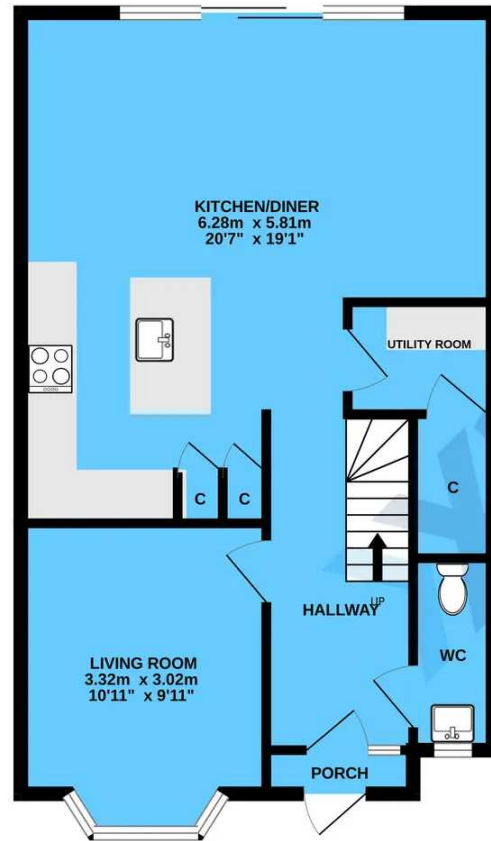
Services - mains gas, electricity and mains sewers.
Broadband - BT. Loft space - which is boarded.

MONEY LAUNDERING REGULATIONS

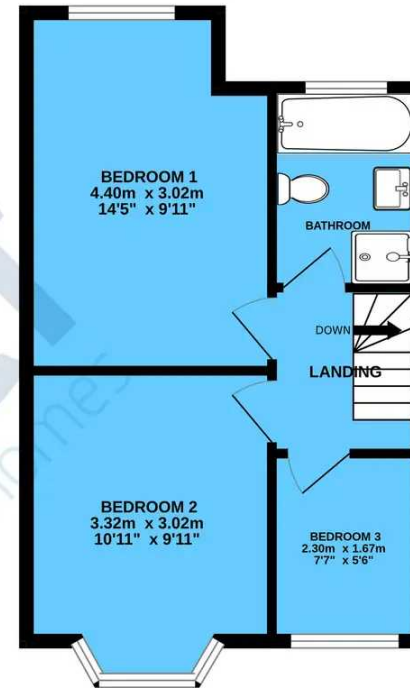
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 98.0 sq.m. (1055 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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