



Delrene Road, Shirley

Guide Price £335,000





PROPERTY OVERVIEW

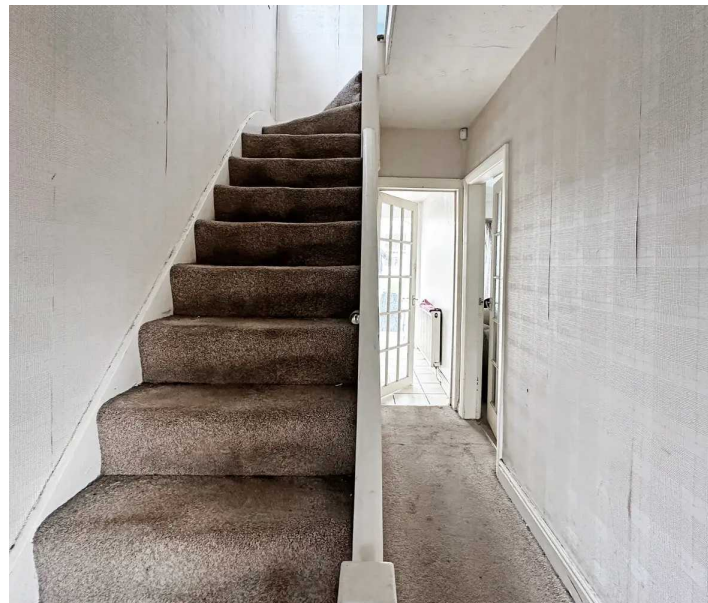
Situated in a most popular location, a fantastic opportunity to purchase this three bedroom link detached in need of modernisation. The property benefits from gas central heating, double glazing and has the added attraction of a triple garage to the rear. The accommodation briefly comprises of: enclosed porch, entrance hall, living room, dining room, study, downstairs shower room, kitchen, conservatory, three bedrooms, bathroom, front and rear garden and triple garage to the rear.





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 Link Detached
- In Need Of Modernisation
- Ideal For A First Time Purchaser
- Living Room
- Dining Room
- Study
- Downstairs Shower Room
- Conservatory
- Triple Garage



ENCLOSED PORCH

ENTRANCE HALL

14' 5" x 5' 5" (4.40m x 1.65m)

LIVING ROOM

13' 11" x 10' 9" (4.25m x 3.28m)

DINING ROOM

11' 1" x 10' 9" (3.39m x 3.28m)

KITCHEN

10' 11" x 7' 2" (3.33m x 2.19m)

CONSERVATORY

11' 11" x 10' 10" (3.63m x 3.31m)

STUDY

12' 6" x 4' 7" (3.81m x 1.40m)

SHOWER ROOM

5' 9" x 4' 9" (1.74m x 1.46m)

FIRST FLOOR

BEDROOM ONE

13' 9" x 10' 7" (4.18m x 3.23m)

BEDROOM TWO

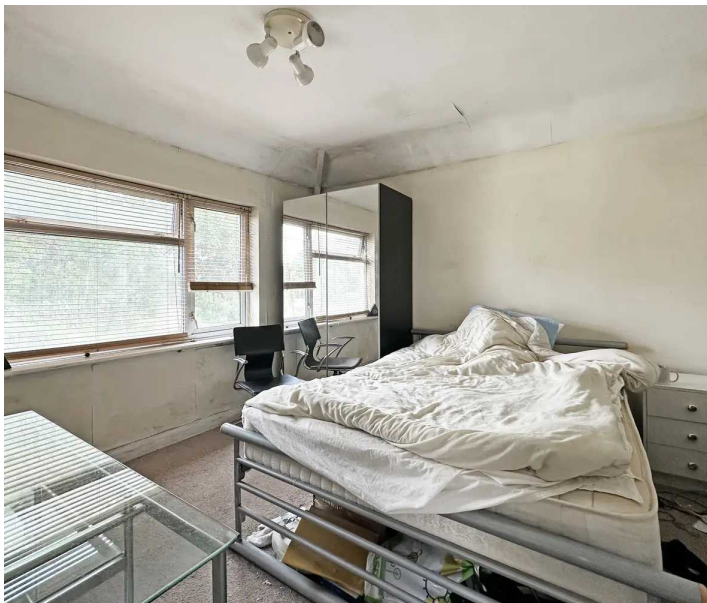
10' 11" x 10' 10" (3.33m x 3.29m)

BEDROOM THREE

7' 4" x 5' 11" (2.23m x 1.80m)

BATHROOM

7' 4" x 5' 5" (2.24m x 1.64m)





OUTSIDE THE PROPERTY

NORTH FACING REAR GARDEN

TRIPLE GARAGE

21' 11" x 18' 0" (6.68m x 5.48m)

TOTAL SQUARE FOOTAGE

95.4 sq.m (1027 sq.ft) approx.

ITEMS INCLUDED IN THE SALE

Free standing cooker, integrated oven, integrated hob, extractor, all carpets, all curtains, all blinds, fitted wardrobes in bedroom two, and all light fittings.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

The 3 car garage has its own electric supply and pit. The is accessed by the two garage doors and the side door.

ADDITIONAL INFORMATION

Services: mains gas and electricity. Broadband: TBC
Loft Space: boarded.

MONEY LAUNDERING REGULATIONS

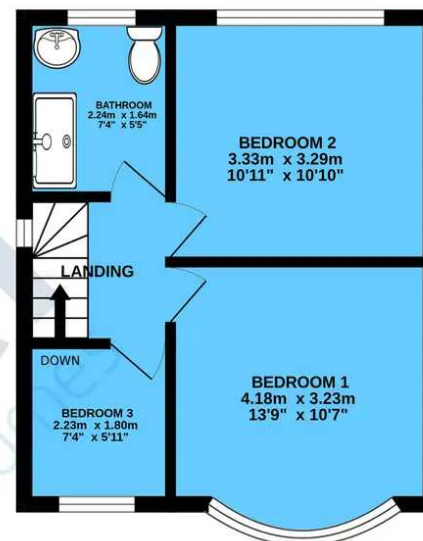
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 95.4 sq.m. (1027 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

