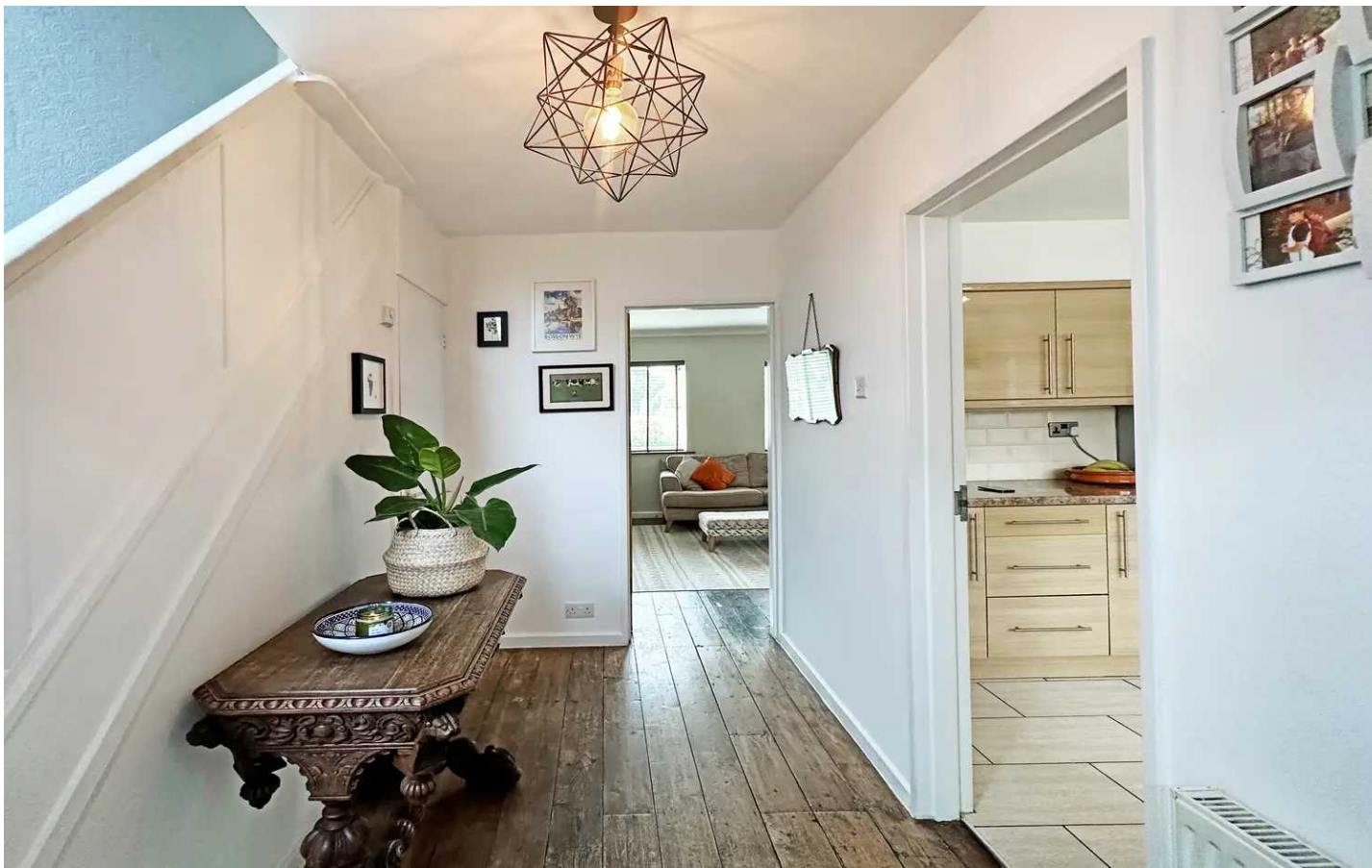




Neville Road, Shirley

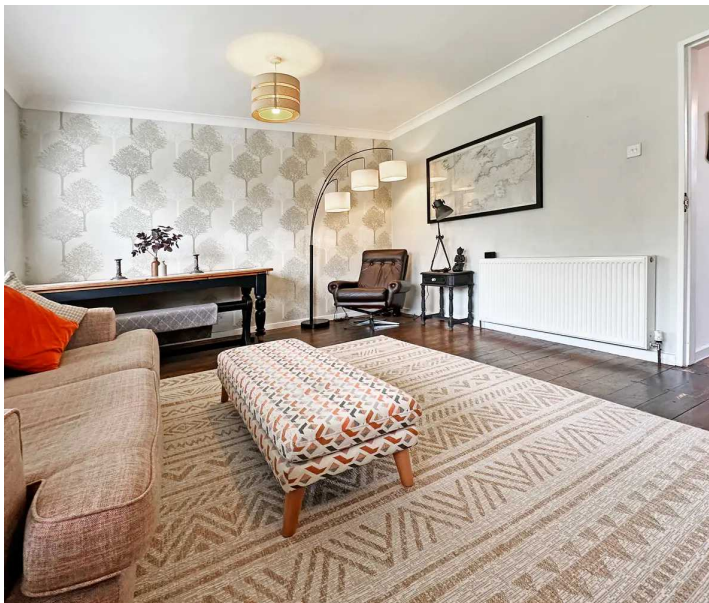
Guide Price £365,000





PROPERTY OVERVIEW

A fantastic opportunity to purchase this impressive three bedroom semi-detached which is being immaculately maintained throughout. The property benefits from gas central heating, double glazing and has the attraction of a West facing garden. This property would be ideal for a first-time purchaser and briefly comprises of: spacious entrance hall, lounge/dining room, breakfast/kitchen, three double bedrooms, family bathroom, separate wc, garage and West 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
- Ideal For A First Time Purchaser
- Immaculately Maintained
- Spacious Lounge/Dining Room
- Breakfast/Kitchen
- Large Refitted Bathroom
- Separate WC
- West Facing Garden



ENTRANCE HALLWAY
11' 8" x 8' 5" (3.56m x 2.57m)

LOUNGE/DINING ROOM
19' 0" x 12' 0" (5.80m x 3.66m)

KITCHEN/BREAKFAST
13' 7" x 10' 0" (4.14m x 3.05m)

FIRST FLOOR

BEDROOM ONE
12' 1" x 10' 11" (3.68m x 3.32m)

BEDROOM TWO
10' 8" x 10' 1" (3.25m x 3.07m)

BEDROOM THREE
12' 1" x 7' 11" (3.68m x 2.42m)

BATHROOM
8' 6" x 5' 4" (2.60m x 1.63m)

SEPARATE WC





OUTSIDE THE PROPERTY

GARAGE

14' 5" x 8' 0" (4.40m x 2.45m)

TOTAL SQUARE FOOTAGE

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

WEST FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Free standing cooker, dishwasher, all carpets, all blinds, fitted wardrobes in bedroom three and all light fittings.

ADDITIONAL INFORMATION

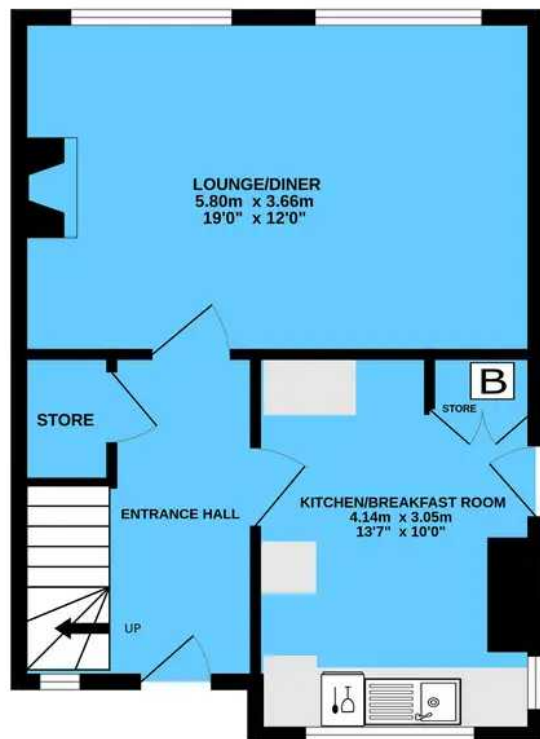
Services: water meter, main gas, electricity and mains sewers. Broadband: Virgin Fibre-Optic. Loft Space: boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

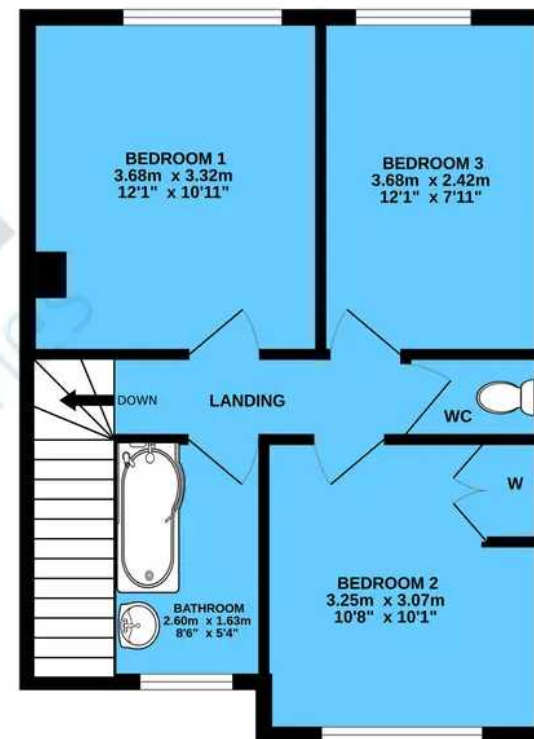
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
56.4 sq.m. (607 sq.ft.) approx.



1ST FLOOR
42.2 sq.m. (454 sq.ft.) approx.



TOTAL FLOOR AREA : 98.5 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 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.

Made with Metropix ©2023

Xact Homes

6 The Square, Solihull - B91 3RB

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

xact
SALES & LETTINGS

