



Stroud Road, Shirley

Guide Price £385,000





## PROPERTY OVERVIEW

A fantastic opportunity to purchase this impressive three bedroom traditional extended semi-detached which must be viewings internally to be appreciated. The property benefits from gas central heating, triple glazing (double glazing in the kitchen) and has the added attraction of a superb large extended kitchen/dining/family room leading out to South facing garden with a home office. The accommodation in more detail comprises of: enclosed porch, entrance hall with Amtico Signature flooring throughout hallway and kitchen, guest cloakroom, living room, superb extended kitchen/dining/family area with Quartz worktops and two electric, rain sensed roof lights, three bedrooms, bathroom, South facing garden, home office and ample off roading parking to the front.





#### 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 Extended Semi Detached
- Immaculately Maintained Throughout
- Ideal For A First Time Purchase
- Superb Open Plan Lounge/Kitchen/Diner
- Early Viewing Essential
- Living Room
- Bathroom
- Home Office
- South Facing Garden



**ENCLOSED PORCH**

**ENTRANCE HALL**

**GUEST WC**

**KITCHEN/DINING/FAMILY ROOM**

19' 2" x 17' 9" (5.84m x 5.40m)

**LIVING ROOM**

12' 9" x 9' 11" (3.89m x 3.03m)

**FIRST FLOOR**

**BEDROOM ONE**

12' 6" x 9' 11" (3.80m x 3.02m)

**BEDROOM TWO**

12' 8" x 9' 11" (3.86m x 3.02m)

**BEDROOM THREE**

6' 4" x 5' 6" (1.93m x 1.68m)

**BATHROOM**

6' 6" x 5' 5" (1.98m x 1.64m)





## **OUTSIDE THE PROPERTY**

### **LARGE SOUTH FACING REAR GARDEN**

#### **HOME OFFICE/BAR**

16' 11" x 13' 7" (5.16m x 4.13m)

#### **TOTAL SQUARE FOOTAGE**

90.1 sq.m (970 sq.ft) approx.

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

Lamona integrated oven, Lamona induction integrated hob, extractor, Lamona combi microwave/oven, Beko dishwasher, boiler water mixing taps in kitchen, all carpets, some blinds, some light fittings and garden shed.

#### **ADDITIONAL INFORMATION**

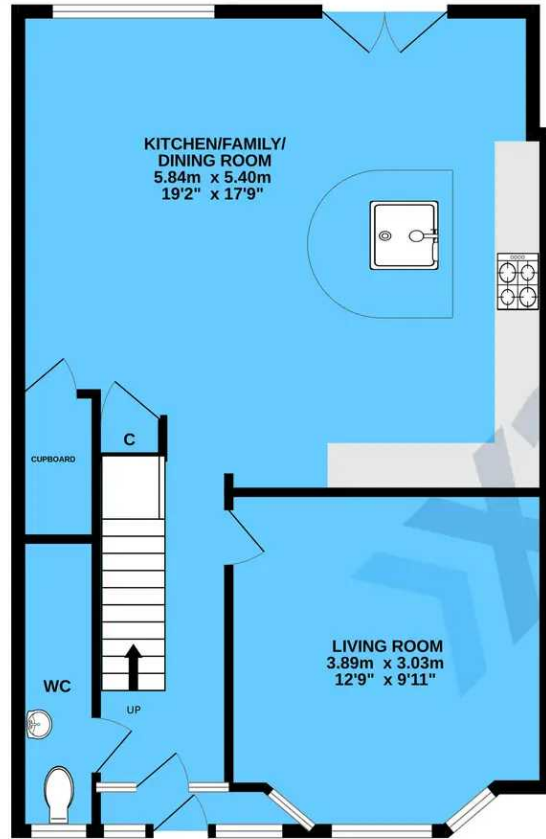
Services: main gas, electricity and mains sewers.  
Broadband: BT Fibre-Optic. Loft Space: boarded with ladder and lighting.

#### **MONEY LAUNDERING REGULATIONS**

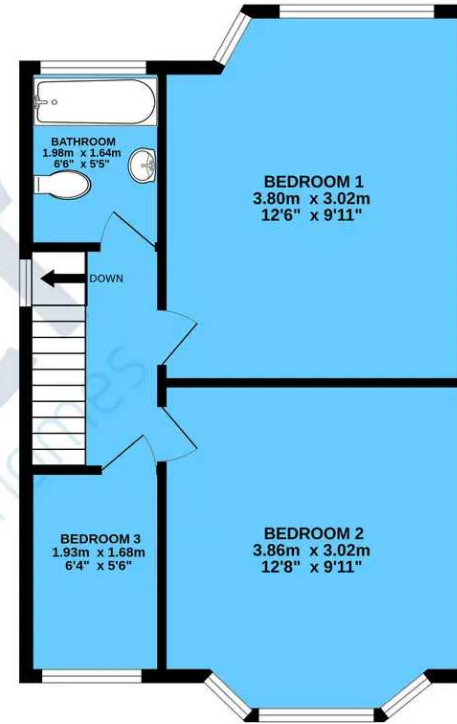
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 90.1 sq.m. (970 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

