



Stroud Road, Shirley

Guide Price £340,000







## PROPERTY OVERVIEW

Presenting a desirable three bedroom semi-detached property, situated on a highly sought after road in Shirley, this residence offers an excellent opportunity for first-time buyers or investors alike. The entrance hallway provides ample storage space and leads to a bright and airy dual aspect living and dining room, adorned with French doors that seamlessly connect to the rear garden. A fitted kitchen further complements the ground floor, while a single garage ensures convenience and practicality.

Ascending to the first floor, one can find three generously sized bedrooms, with two doubles boasting ample space for furnishings and storage. The third bedroom can easily accommodate a home office or customise the space to suit personal requirements. The property is serviced by a contemporary family bathroom, offering both style and functionality.

A lawn rear garden beckons outdoor enthusiasts, complete with a raised patio seating area for al fresco dining or entertaining guests. Externally, a driveway ensures ample parking for residents and visitors.







With its desirable location, modern interiors, and versatility, this property presents an exceptional opportunity for discerning purchasers seeking a comfortable and practical living space within a well-regarded area.

#### 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
- Highly Sought After Road
- Ideal For First Time Buyers Or Investors
- Dual Aspect Living / Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Versatile Third Bedroom
- Lawn Rear Garden
- Single Garage

#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **WC**

#### **LIVING/DINING ROOM**

26' 9" x 9' 11" (8.15m x 3.02m)

#### **KITCHEN**

12' 11" x 11' 8" (3.93m x 3.55m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

10' 7" x 7' 10" (3.22m x 2.39m)

#### **BEDROOM TWO**

10' 4" x 9' 10" (3.16m x 3.00m)

#### **BEDROOM THREE**

6' 8" x 5' 7" (2.02m x 1.71m)

#### **BATHROOM**

7' 5" x 5' 4" (2.25m x 1.62m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 88.6 sq.m. = 953 sq.ft. approx.







## **OUTSIDE THE PROPERTY**

### **SINGLE GARAGE**

16' 11" x 6' 5" (5.15m x 1.95m)

### **LAWN REAR GARDEN**

### **ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, microwave, fridge, fridge freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom, all light fittings and a garden shed.

### **ADDITIONAL INFORMATION**

Services - mains gas and electricity. Broadband - Vodafone. Loft space - boarded with ladder and lighting.

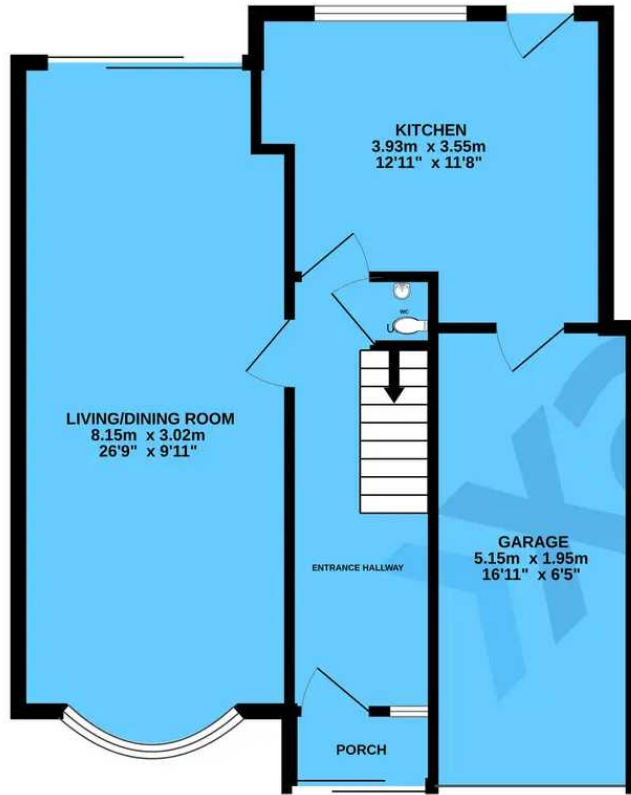
### **MONEY LAUNDERING REGULATIONS**

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.

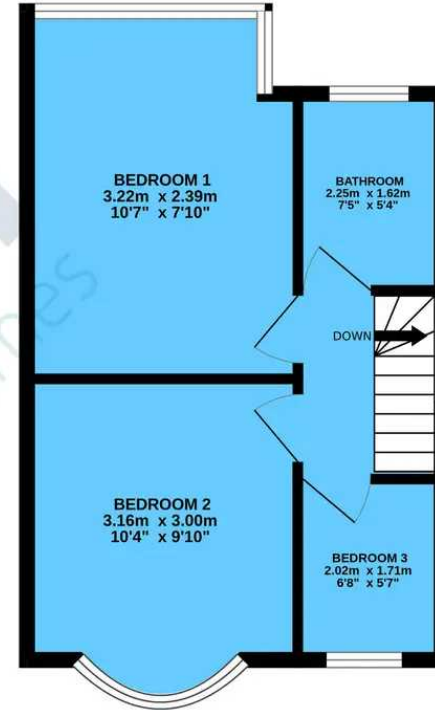




GROUND FLOOR  
55.7 sq.m. (600 sq.ft.) approx.



1ST FLOOR  
32.9 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA: 88.6 sq.m. (953 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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