



Avon Road, Shirley

Guide Price £335,000





PROPERTY OVERVIEW

Located on a highly sought after road in Shirley is this three bedroom semi-detached property which has been tastefully remodeled by the existing owners and is set behind a block paved driveway providing parking for multiple vehicles. Upon entering the property you are greeted via a welcoming entrance hallway which leads through to a spacious living room which benefits from an abundance of natural light throughout and a feature bay window over looking the front of the property. The remainder of the ground floor accommodation comprises of a stunning open plan kitchen / diner with ample storage, breakfast island and French doors opening out to the rear garden; a downstairs toilet; and a side store which can act as a utility room with space for white goods. The first floor accommodation which formerly consisted of two bedrooms has been thoughtfully remodeled to include two double bedrooms and a single bedroom offering versatility to be used as a home office. All bedrooms are serviced via a modern family bathroom. Outside the property enjoys a long south easterly facing rear garden which is mainly laid with lawn and included a large garden shed with electric supplied. To view this superb property call Xact Homes today on 0121 712 6222.



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
- Ideal For First-Buyers Or Investors
- Remodeled By The Existing Owners
- Living Room
- Open Plan Kitchen / Diner
- Family Bathroom
- South Easterly Facing Rear Garden
- Driveway Providing Parking For Multiple Vehicles





ENTRANCE HALLWAY

LIVING ROOM

12' 11" x 14' 6" (3.93m x 4.43m)

KITCHEN/DINER

15' 11" x 12' 8" (4.86m x 3.87m)

WC

5' 10" x 2' 8" (1.79m x 0.82m)

SIDE STORE/UTILTIY

25' 6" x 3' 7" (7.78m x 1.09m)

FIRST FLOOR

BEDROOM ONE

14' 8" x 10' 9" (4.48m x 3.27m)

BEDROOM TWO

11' 5" x 9' 7" (3.49m x 2.91m)

BEDROOM THREE

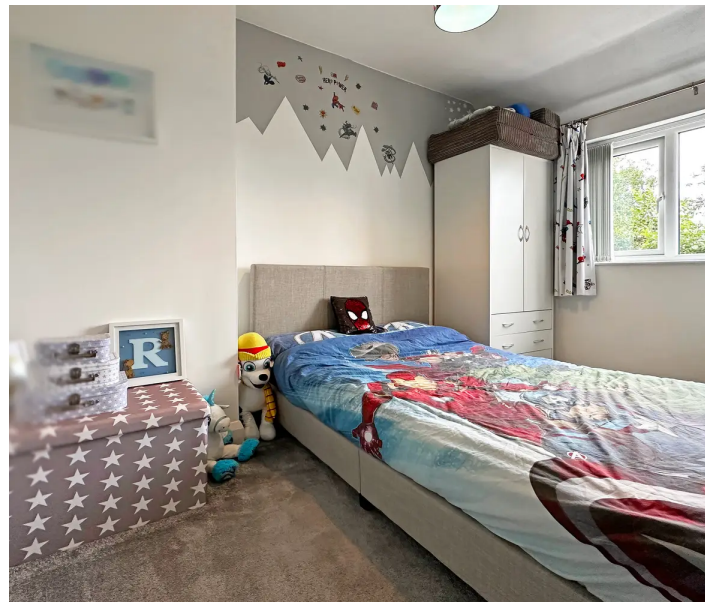
11' 2" x 5' 11" (3.41m x 1.80m)

BATHROOM

4' 4" x 9' 5" (1.33m x 2.87m)

TOTAL SQUARE FOOTAGE

79.1 sq.m (852 sq.ft) approx.





OUTSIDE THE PROPERTY

SOUTH EASTERLY FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

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

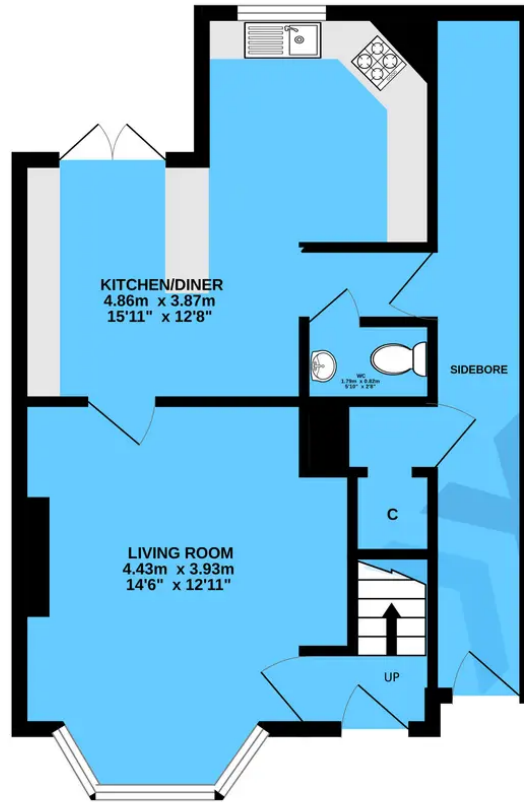
ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Broadband: Sky

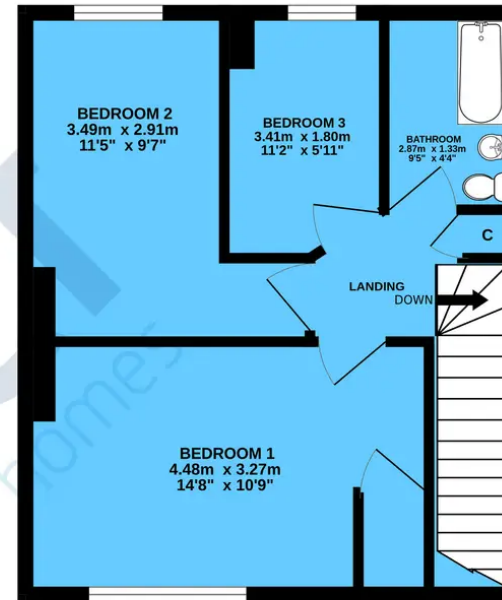
MONEY LAUNDERING REGULATIONS

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
43.3 sq.m. (466 sq.ft.) approx.



1ST FLOOR
35.9 sq.m. (386 sq.ft.) approx.



TOTAL FLOOR AREA : 79.1 sq.m. (852 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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