



Dunard Road, Shirley

Guide Price £339,950





PROPERTY OVERVIEW

Situated on a peaceful road in the sought-after area of Shirley, this inviting three bedroom semi-detached property, which has had a new roof installed on both the house and garage, offers a perfect opportunity for first-time buyers or investors, with the added benefit of NO UPWARD CHAIN. Boasting a driveway and detached garage, providing ample parking, the property exudes convenience and practicality. Upon entry, the welcoming hallway leads through to a well-appointed fitted kitchen, ensuring daily functionality is unhindered. The ground floor further encompasses an open plan living and dining area, ideal for both relaxation and entertaining. Continuing to the first floor, three bedrooms await, all with fitted wardrobes and all complemented by a family bathroom. In addition, a rear garden with a lush lawn and patio seating area provides space for al fresco activities and tranquil retreats. Seize the opportunity to make this charming residence your own, blending comfort and convenience in a serene neighbourhood setting.





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
- NO UPWARD CHAIN
- Ideal For First Time Buyers Or Investors
- Open Plan Living / Dining Room
- Fitted Kitchen
- Family Bathroom
- Lawn Rear Garden
- Driveway & Detached Garage





PORCH

HALLWAY

LIVING/DINING ROOM

DINING AREA

11' 1" x 10' 3" (3.38m x 3.12m)

LIVING AREA

11' 7" x 10' 3" (3.53m x 3.12m)

KITCHEN

8' 8" x 7' 3" (2.64m x 2.21m)

FIRST FLOOR

BEDROOM ONE

11' 7" x 8' 2" (3.53m x 2.49m)

BEDROOM TWO

11' 1" x 8' 2" (3.38m x 2.49m)

BEDROOM THREE

8' 2" x 6' 5" (2.49m x 1.96m)

BATHROOM

8' 6" x 7' 3" (2.59m x 2.21m)

TOTAL SQUARE FOOTAGE

75 sq.m (807 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

15' 11" x 8' 2" (4.85m x 2.49m)

REAR GARDEN WITH PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, all carpets, some light fittings and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

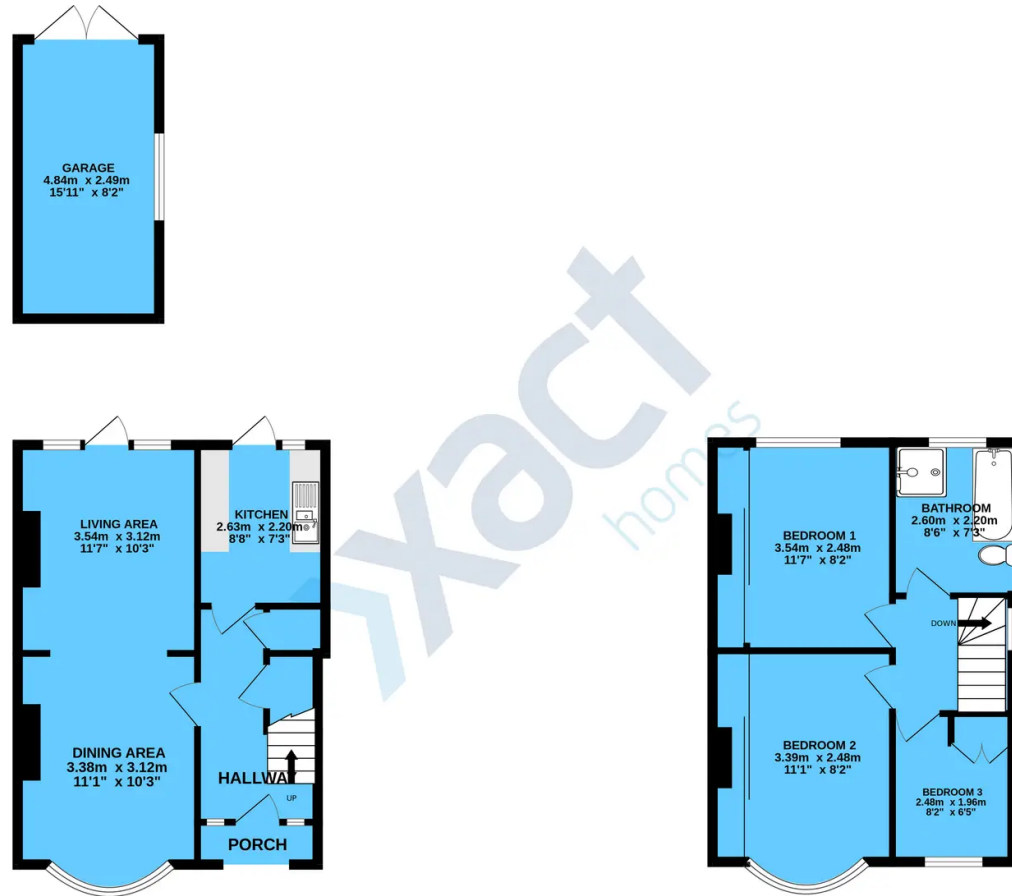
Services - mains gas, electricity and sewers.
Broadband - Virgin Media - fibre optic. Loft space - boarded with lighting.

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 : 75.0 sq.m. (807 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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