



Stockley Crescent, Shirley

Guide Price £475,000

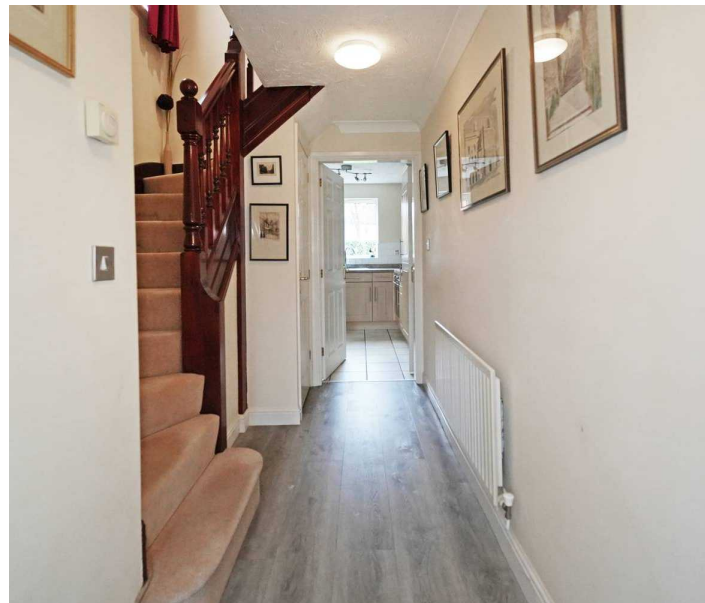




PROPERTY OVERVIEW

Located on a peaceful and prestigious road in Shirley, this immaculately presented three-bedroom detached property offers a serene retreat within walking distance to local schools and amenities. The entrance hallway seamlessly connects the ground floor living spaces, leading to a spacious living room which flows into a dining room featuring sliding doors opening to the rear garden. The fitted kitchen boasts views of the well-maintained rear garden, providing a delightful backdrop for every-day living. Upstairs, three bedrooms all benefit from fitted wardrobes, while a family bathroom serves the needs of the household. Outside, the charming rear garden offers a tranquil setting, primarily laid to lawn for easy maintenance. The property also includes a single garage and driveway, offering convenient off-road parking. With its desirable location, pristine condition, and functional layout, this home presents an ideal opportunity for those seeking comfort and convenience in a sought-after residential 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: D

Tenure: Freehold

- Immaculately Presented Throughout
- Walking Distance To Local Schools
- Living Room & Dining Room
- Fitted Kitchen
- Three Bedrooms With Fitted Wardrobes
- Family Bathroom
- Lawn Rear Garden
- Single Garage & Driveway



ENTRANCE HALLWAY

WC

7' 1" x 3' 1" (2.16m x 0.94m)

LIVING ROOM

15' 11" x 10' 9" (4.84m x 3.27m)

DINING ROOM

9' 6" x 8' 10" (2.89m x 2.68m)

KITCHEN

10' 3" x 9' 1" (3.12m x 2.76m)

FIRST FLOOR

BEDROOM ONE

12' 11" x 11' 6" (3.93m x 3.50m)

ENSUITE

8' 5" x 3' 3" (2.57m x 0.98m)

BEDROOM TWO

10' 1" x 9' 2" (3.08m x 2.79m)

BEDROOM THREE

10' 6" x 7' 0" (3.21m x 2.13m)

BATHROOM

7' 11" x 6' 8" (2.42m x 2.04m)

TOTAL SQUARE FOOTAGE

Total floor area: 91.4 sq.m. = 984 sq.ft. approx.

OUTSIDE THE PROPERTY

REAR GARDEN

SINGLE GARAGE



**ITEMS INCLUDED IN SALE**

Integrated oven, Smeg integrated hob, extractor, Matsui microwave, Smeg fridge freezer, Smeg dishwasher, all carpets, all curtains, fitted wardrobes in three bedrooms and some light fittings.

ADDITIONAL INFORMATION

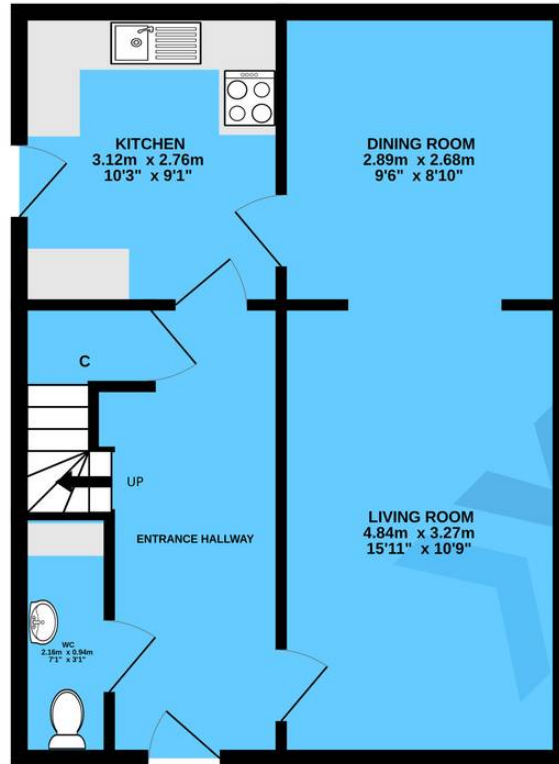
Services - mains gas, electricity and mains gas.

MONEY LAUNDERING REGULATIONS

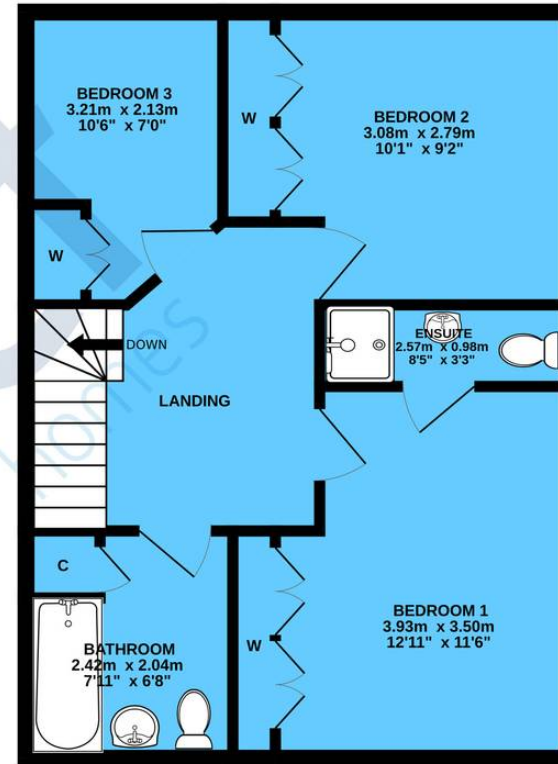
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
45.7 sq.m. (492 sq.ft.) approx.



1ST FLOOR
45.7 sq.m. (492 sq.ft.) approx.



TOTAL FLOOR AREA : 91.4 sq.m. (984 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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