



Caldeford Avenue, Shirley

Guide Price £429,950



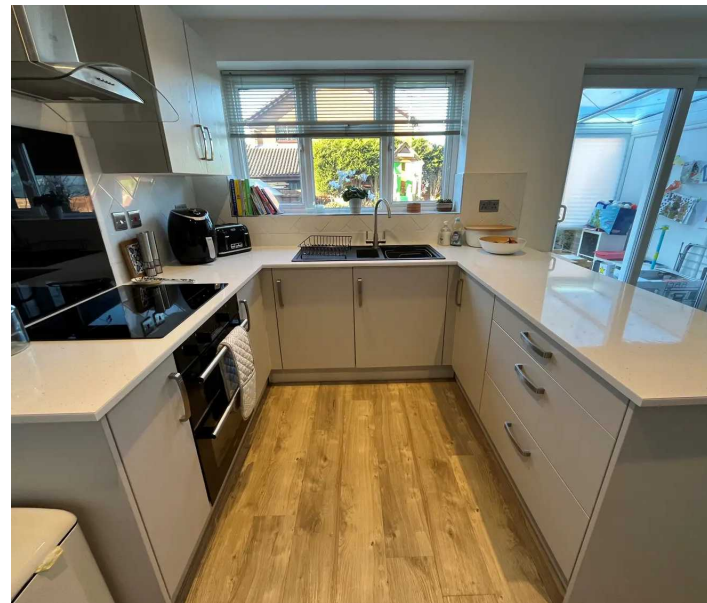
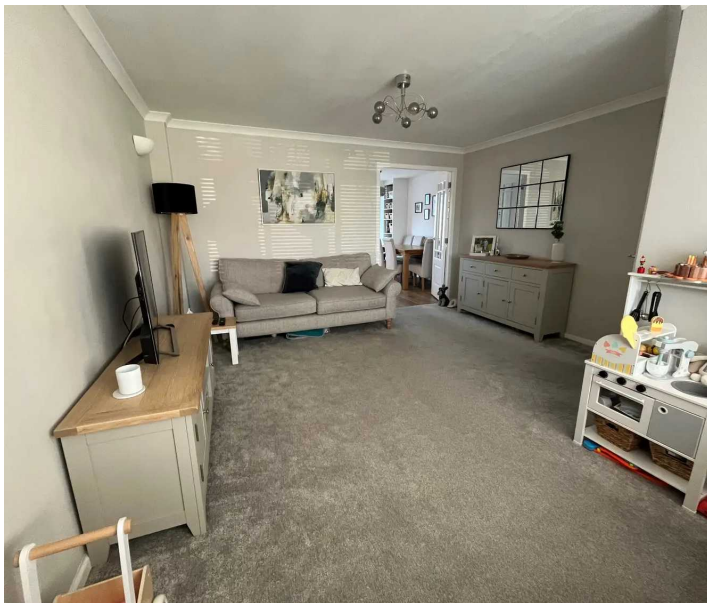


#### PROPERTY OVERVIEW

Situated on the popular Monkspath estate a fantastic opportunity to purchase this impressive three bedroom link detached which must be viewed internally to be appreciated. The property has been decorated to a high standard, benefits from gas central heating, double glazing and has the added attraction of a south west facing rear garden. The accommodation in more detail comprises of: entrance hall, guest cloakroom, living room, kitchen/dining room, conservatory, three bedrooms, one bathroom, landscaped garden and garage.

#### 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

- Three Bedroom Link Detached
- Immaculately Maintained & Decorated
- Internal Viewing Essential
- Easy Access For All Ammeneties
- Spacious Living Room
- Kitchen / Dining Room
- Conservatory
- Modern Bathroom
- Garage





#### **ENTRANCE HALL**

#### **GUEST CLOAKROOM**

#### **LIVING ROOM**

17' 7" x 13' 2" (5.35m x 4.01m)

#### **KITCHEN / DINING ROOM**

16' 1" x 11' 4" (4.91m x 3.45m)

#### **CONSERVATORY**

8' 4" x 7' 3" (2.53m x 2.20m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

14' 5" x 9' 1" (4.40m x 2.77m)

#### **BEDROOM TWO**

11' 8" x 10' 2" (3.55m x 3.10m)

#### **BEDROOM THREE**

8' 8" x 6' 11" (2.63m x 2.11m)

#### **BATHROOM**

10' 2" x 5' 5" (3.09m x 1.65m)

#### **TOTAL SQUARE FOOTAGE**

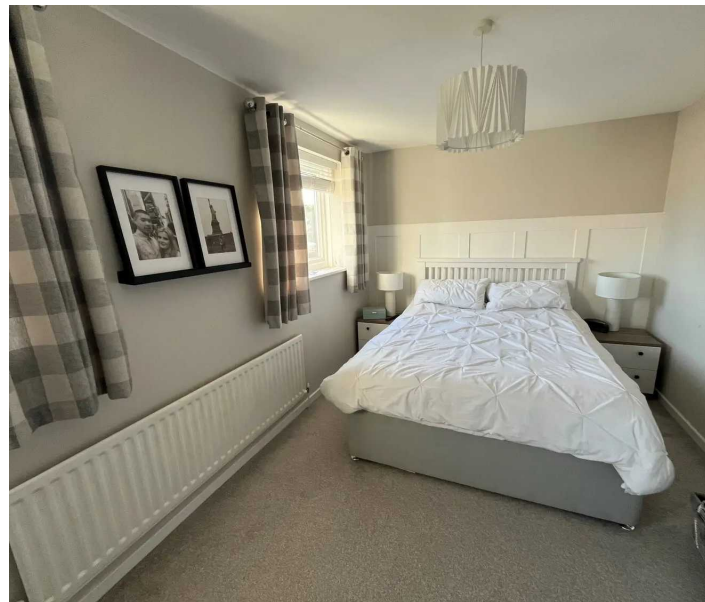
Total floor area: 107.1 sq.m. = 1153 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

18' 6" x 8' 6" (5.65m x 2.59m)

#### **LANDSCAPED GARDEN**





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

Hotpoint integrated oven, integrated hob, Cooke & Lewis extractor, all carpets and all blinds.

#### **ADDITIONAL INFORMATION**

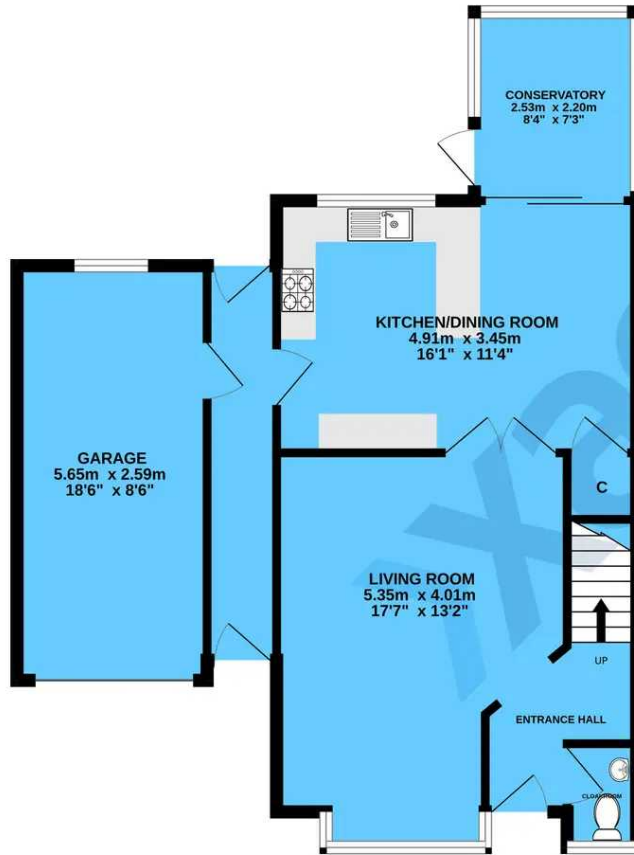
Services - mains gas, electricity and mains sewers.  
Broadband - Virgin. Loft space - partially boarded.

#### **MONEY LAUNDERING REGULATIONS**

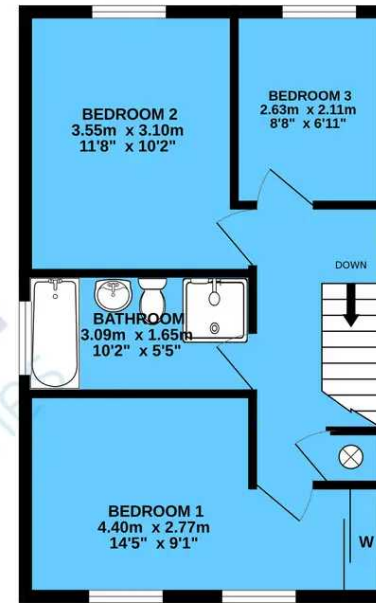
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
67.9 sq.m. (731 sq.ft.) approx.



1ST FLOOR  
39.2 sq.m. (422 sq.ft.) approx.



TOTAL FLOOR AREA: 107.1 sq.m. (1153 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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