



Hillwood Avenue, Shirley

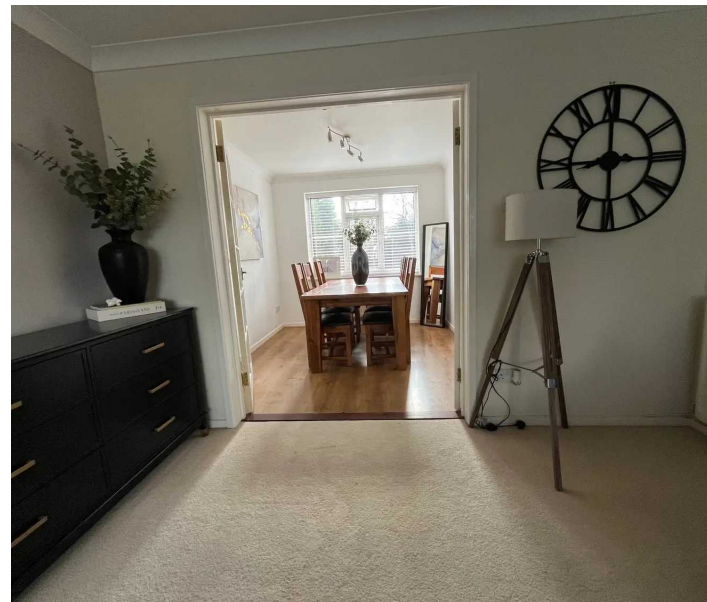
Guide Price £499,950





PROPERTY OVERVIEW

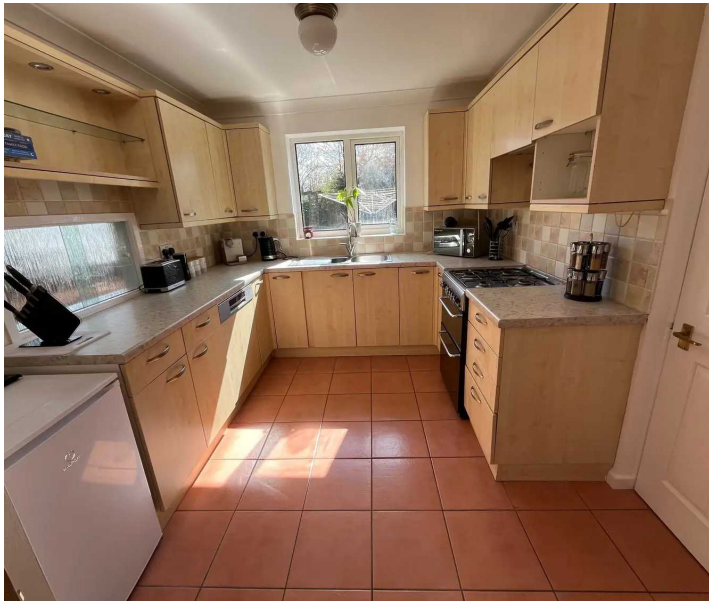
A fantastic opportunity to purchase this impressive three bedroom detached situated on the popular Monkspath Estate. This property is offered to the market with NO UPWARD CHAIN, offers further scope for extension (STPP) and has recently had a considerable amount of work spent on the property, including having new double glazed windows to the front, garage door, a new front door, new boiler, refitted ensuite shower room and family bathroom. This property has the added attraction of a south facing garden and the accommodation briefly comprises of: canopy porch, entrance hall, living room, dining room, fitted kitchen, utility room, downstairs cloakroom, three good sized bedrooms, modern refitted ensuite shower room, refitted family bathroom, garage and south facing garden.





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: E

Tenure: Freehold



- Popular Monkspath Estate
- Three Bedroom Spacious Detached
- No Upward Chain
- Further Scope For Extension (STPP)
- Spacious Living Room
- Dining Room
- Fitted Kitchen
- Utility Room
- Recently Refitted Bathroom And Ensuite
- Garage

CANOPY PORCH

ENTRANCE HALL

LIVING ROOM

17' 9" x 11' 3" (5.40m x 3.42m)

DINING ROOM

9' 7" x 8' 6" (2.93m x 2.58m)

KITCHEN

12' 6" x 8' 10" (3.82m x 2.70m)

UTILITY ROOM

11' 3" x 7' 7" (3.44m x 2.30m)

WC

4' 8" x 3' 3" (1.43m x 1.00m)

FIRST FLOOR

BEDROOM ONE

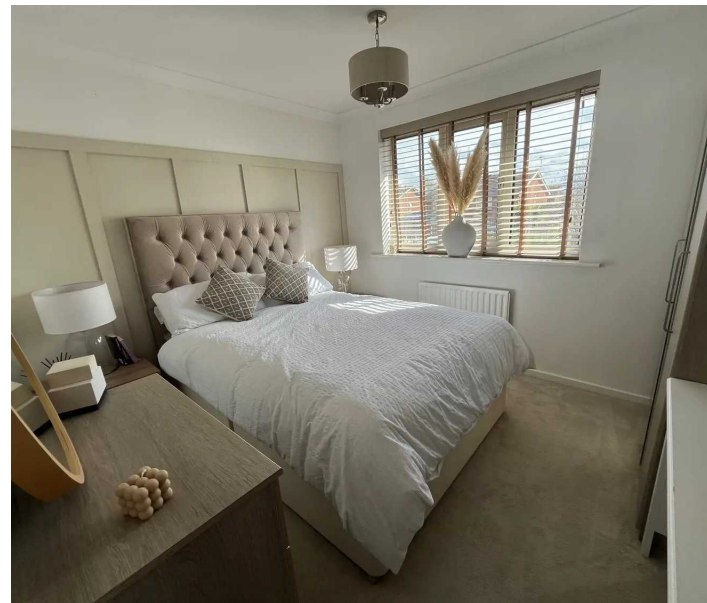
12' 7" x 12' 4" (3.83m x 3.75m)

ENSUITE

5' 3" x 4' 9" (1.61m x 1.46m)

BEDROOM TWO

10' 7" x 5' 9" (3.22m x 1.76m)



**BEDROOM THREE**

9' 3" x 7' 1" (2.81m x 2.17m)

BATHROOM

6' 3" x 6' 3" (1.90m x 1.90m)

TOTAL SQUARE FOOTAGE

Total floor area: 97.1 sq.m. = 1045 sq.ft. approx.

OUTSIDE THE PROPERTY**GARAGE****SOUTH FACING GARDEN****ITEMS INCLUDED IN SALE**

Free standing cooker, extractor, all carpets, all blinds, fitted wardrobes in one bedroom, some light fittings and a garden shed.

ADDITIONAL INFORMATION

Services - mains gas and electricity. Broadband - BT. Loft space - which is partially boarded.

MONEY LAUNDERING REGULATIONS

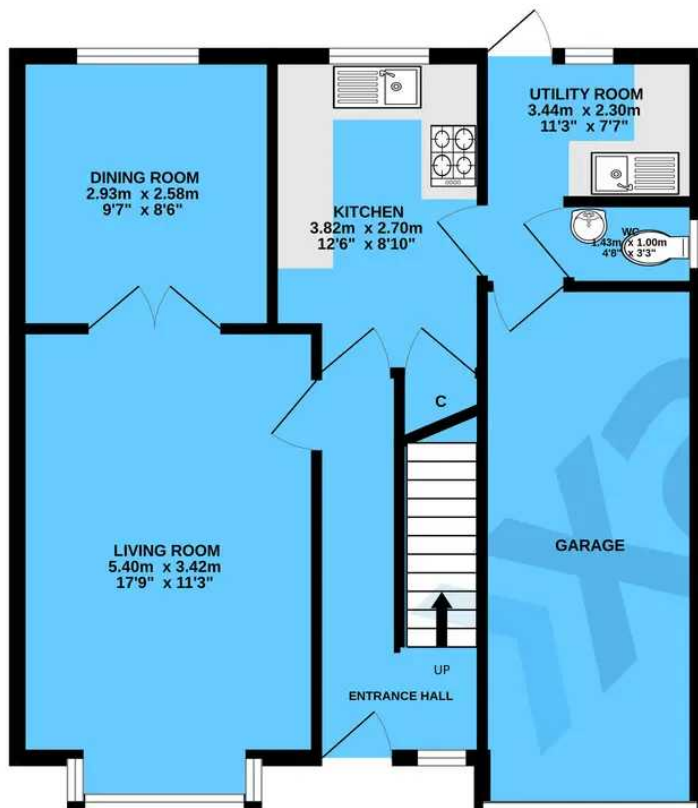
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

DISCLAIMER

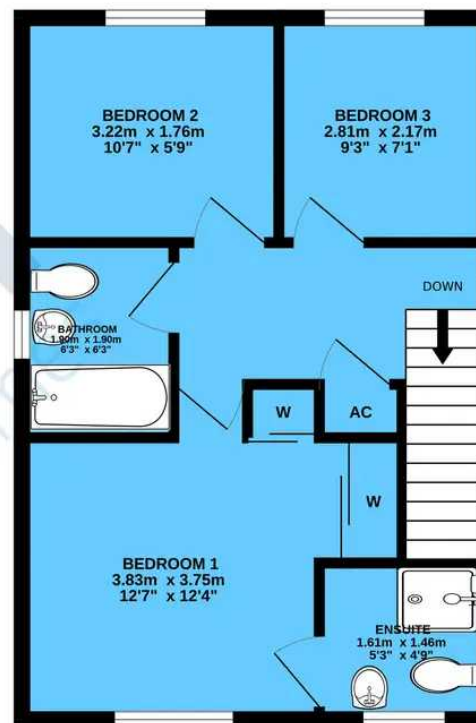
The vendor of this property is related to an employee of Xact Homes.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 97.1 sq.m. (1045 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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