

FOR SALE



Skelcher Road, Shirley

3 Bedrooms, 2 Bathroom, Semi-Detached House

£395,000





- Larger style extended semi detached residence
- Three good sized bedrooms
- Extended Kitchen
- Utility Room and Downstairs Shower Room
- Large Rear Garden
- Council Tax Band C

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OVERVIEW Extremely spacious extended three bedroom family semi detached residence having extended ground floor living accommodation together with extended kitchen, utility room and ground floor shower room. The property also stands in larger than average plot extending to approximately 0.16 acres with large rear garden and is being sold with the benefit of No Upward Chain.

GROUND FLOOR

PORCH with upvc double glazed entrance door and matching window at front with further glazed door opening to:

RECEPTION HALL with radiator, coved ceiling and stairs to the first floor.

LOUNGE AREA 13' 6" x 11' 6" (4.14m x 3.51m) having double glazed bay window to the front, radiator and coved ceiling.

LIVING ROOM AREA 11' 11" x 11' 4" (3.64m x 3.47m) having recessed marble effect fireplace with fitted gas fire, radiator, coved ceiling and double glazed patio style doors opening to:

EXTENDED REAR SITTING ROOM 18' 8" x 7' 4" (5.70m x 2.24m) with three double glazed skylights providing ample natural lighting, radiator, five wall light points and double glazed french doors leading to the rear garden.



FEATURE EXTENDED KITCHEN 19' 11" x 9' 3" (6.08m x 2.82m) being fitted with a comprehensive range of matching soft close base and wall units with roll edge work surfaces and tiled splashback having inset twin bowl sink unit, gas cooker point and canopy extractor hood. There is wall mounted gas central heating boiler, radiator and double glazed skylight and additional built in storage cupboard with shelving.

UTILITY ROOM 7' 7" x 5' 10" (2.32m x 1.80m) with roll edge work surface area having tiled splash back, plumbing for both dishwasher and washing machine, wall cupboards and double glazed door opening onto the rear garden.

SHOWER ROOM having tiled walls and fitted with walk in shower cubicle, vanity wash hand basin, low level w.c, heated towel rail and obscure double glazed window.

FIRST FLOOR

LANDING

BEDROOM ONE 14' 5" x 11' 8" (4.41m x 3.56m) having two double fitted wardrobes, double glazed bay window to the front and radiator.

BEDROOM TWO 12' 4" x 9' 5" (3.78m x 2.89m) having full length range of built in wardrobes, radiator and double glazed window to the rear.

BEDROOM THREE 8' 1" x 7' 1" (2.48m x 2.16m) with radiator and double glazed window at front.

FAMILY BATHROOM 8' 4" x 7' 2" (2.55m x 2.20m) being part tiled and fitted with panelled bath with shower attachment over, separate shower cubicle, pedestal wash hand basin, low level w.c., radiator and obscure double glazed window to the rear.

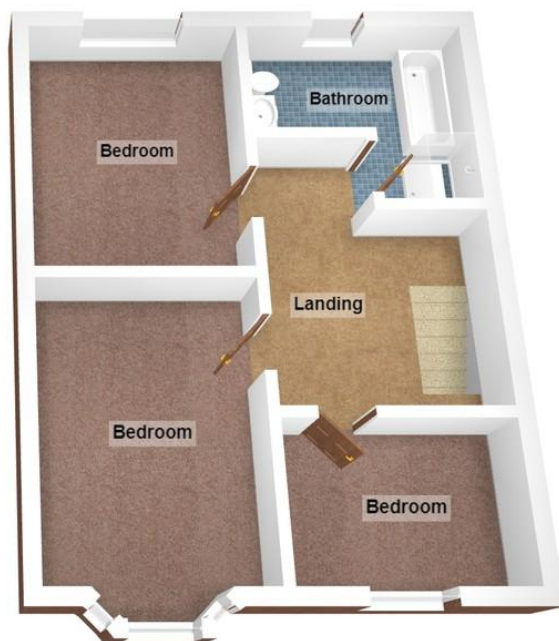
OUTSIDE A gated side tradesmans entrance leads to the large rear garden having glass roof pergola, lawn with mature ornamental shrubs side pathway leading to ornamental pond feature with seating area beyond and gated archway leading to further garden area with lawn, large paved terrace with raised fruit and vegetable beds, greenhouse and a number of timber buildings ideal for storage.

TENURE We are advised by the vendors that the property is **FREEHOLD** (subject to verification by your solicitor).





For Illustrative Purposes not to scale



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