



Cambria Close, Shirley

Guide Price £400,000



PROPERTY OVERVIEW

Presenting a rare opportunity to acquire a truly exceptional three-bedroom semi-detached property that has been significantly extended by the existing owner. Nestled within a peaceful cul-de-sac, this immaculate home offers a perfect blend of contemporary living and versatile spaces.

Upon entering, one is greeted by an inviting entrance hallway adorned with an impressive floor-to-ceiling high window, flooding the area with an abundance of natural light. The ground floor boasts a large open plan kitchen, providing ample work surfaces and a designated dining area. The spacious living/dining room benefits from sliding doors, seamlessly connecting the interior to the rear garden.



Adding to the property's versatility is a wonderful study/home office, which also doubles as a separate dining room. Ascending to the first floor, residents will discover three well-appointed bedrooms, including a large principal bedroom complete with fitted wardrobes. These sleeping quarters are served by a family bathroom.



Externally, the property boasts a delightful low maintenance rear garden, expertly paved throughout. A single garage and a wide driveway cater to the parking demands of multiple vehicles.

In order to fully grasp the unique appeal of this property, internal viewing is highly recommended.

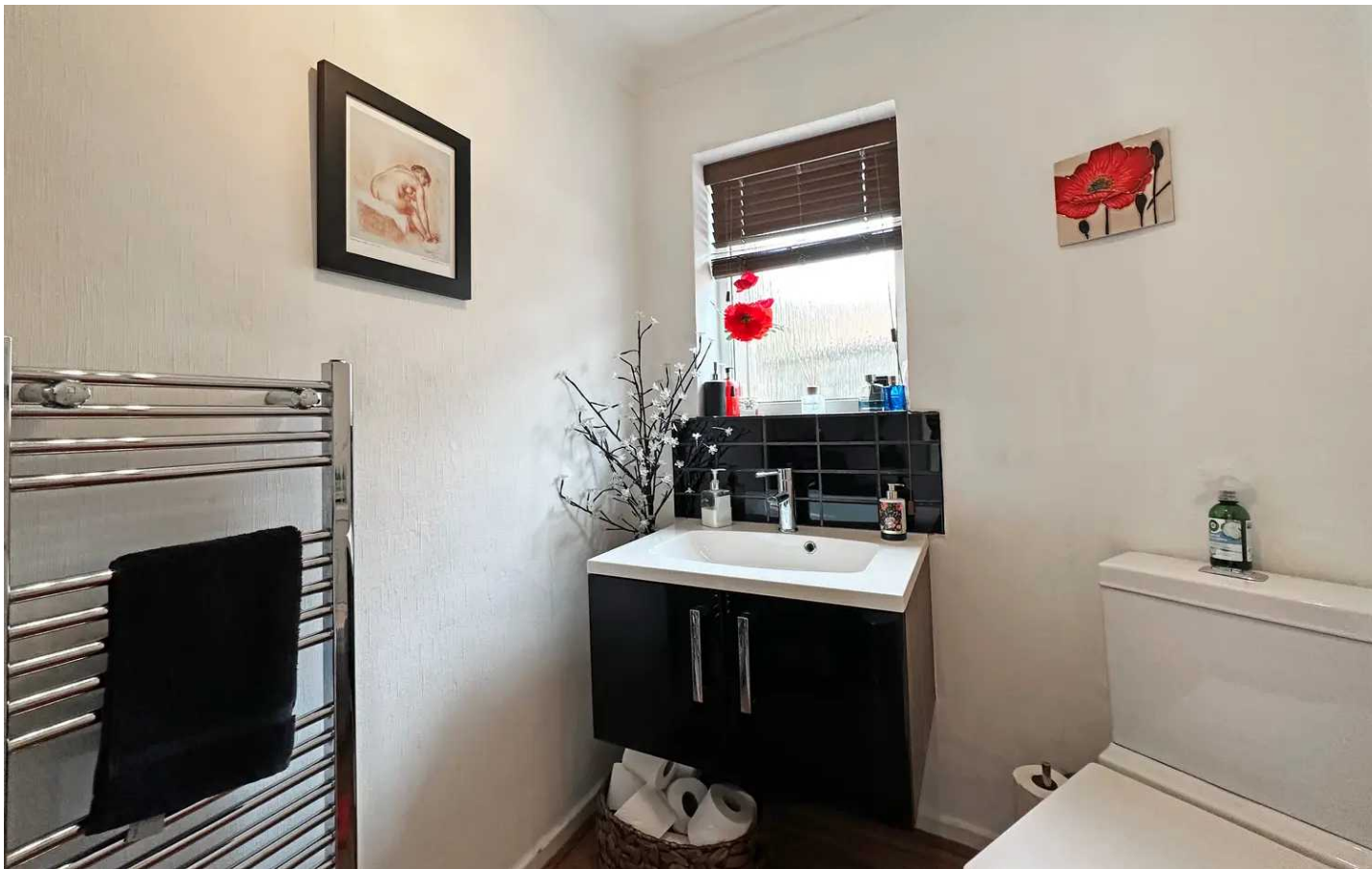
PROPERTY LOCATION

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 Semi-Detached Property
- Set Within A Quiet Cul-De-Sac
- Open Plan Kitchen With Dining Area
- Large Living / Dining Room
- Home Office / Study
- Principal Bedroom With Fitted Wardrobes
- Low Maintenance Rear Garden
- Single Garage & Wide Driveway
- Viewing Highly Recommended

ENTRANCE HALLWAY

WC

4' 11" x 5' 11" (1.50m x 1.80m)

KITCHEN

11' 6" x 10' 6" (3.50m x 3.20m)

DINING AREA

11' 6" x 8' 8" (3.50m x 2.65m)

LIVING/DINING ROOM

22' 6" x 20' 8" (6.85m x 6.30m)

STUDY/HOME OFFICE

12' 2" x 9' 2" (3.70m x 2.80m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 9" x 11' 0" (4.80m x 3.35m)

BEDROOM TWO

10' 0" x 12' 4" (3.05m x 3.75m)

BEDROOM THREE

7' 5" x 9' 2" (2.25m x 2.80m)

BATHROOM

8' 10" x 5' 11" (2.70m x 1.80m)

TOTAL SQUARE FOOTAGE

Total floor area: 135.1 sq.m. = 1455 sq.ft. approx.





OUTSIDE THE PROPERTY

GARAGE

15' 5" x 8' 0" (4.70m x 2.45m)

SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

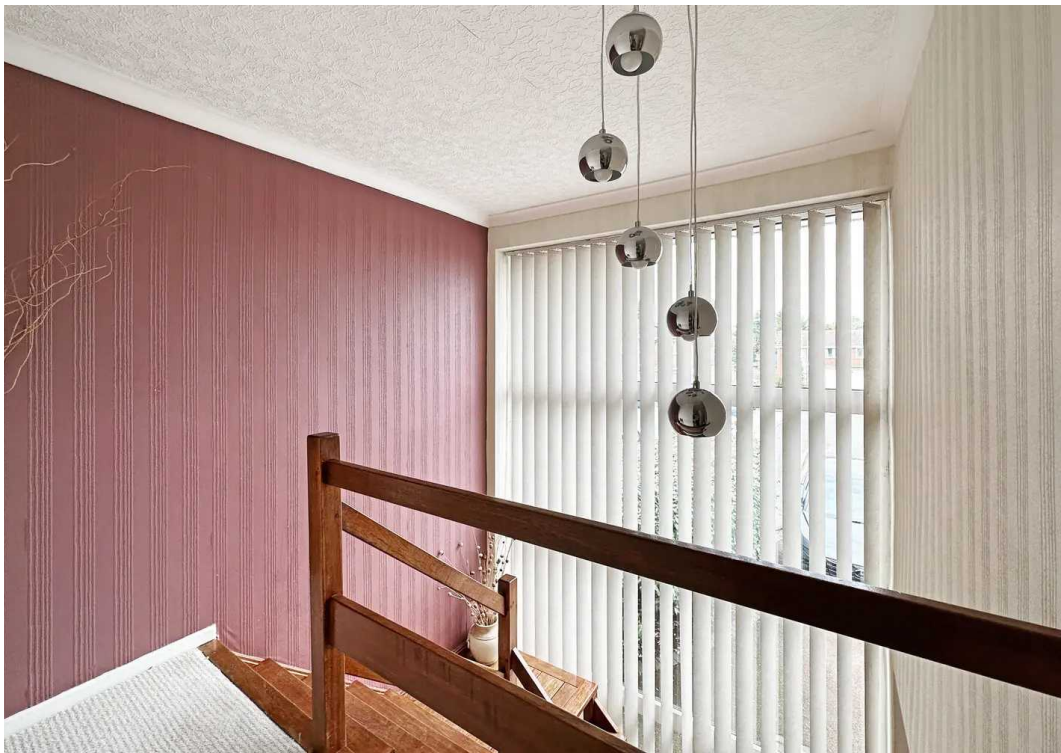
Neff integrated oven, Candy integrated hob, Neff extractor, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one and two, all light fittings and a garden shed.

ADDITIONAL INFORMATION

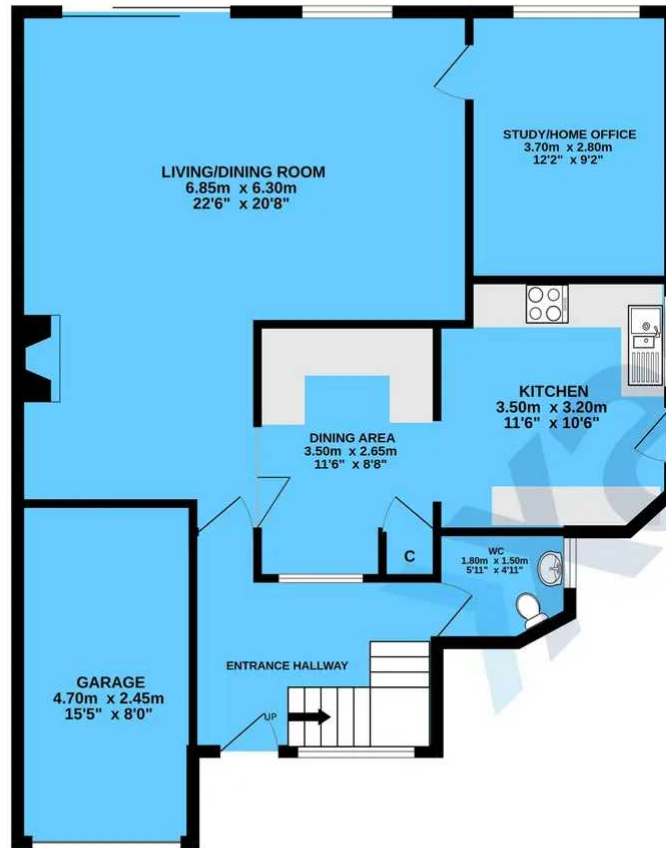
Services - mains gas, electricity and mains sewers. Broadband - Sky. Loft space - boarded with ladder, lighting and loft insulation (done 2022).

MONEY LAUNDERING REGULATIONS

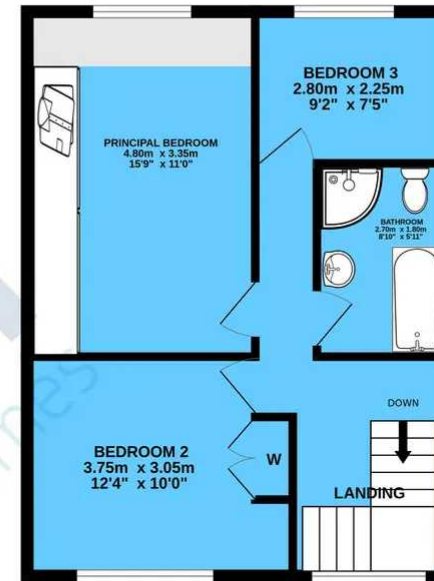
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
89.0 sq.m. (959 sq.ft.) approx.



1ST FLOOR
46.1 sq.m. (496 sq.ft.) approx.



TOTAL FLOOR AREA: 135.1 sq.m. (1455 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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