



Millisoms Road, Shirley

Guide Price £385,000





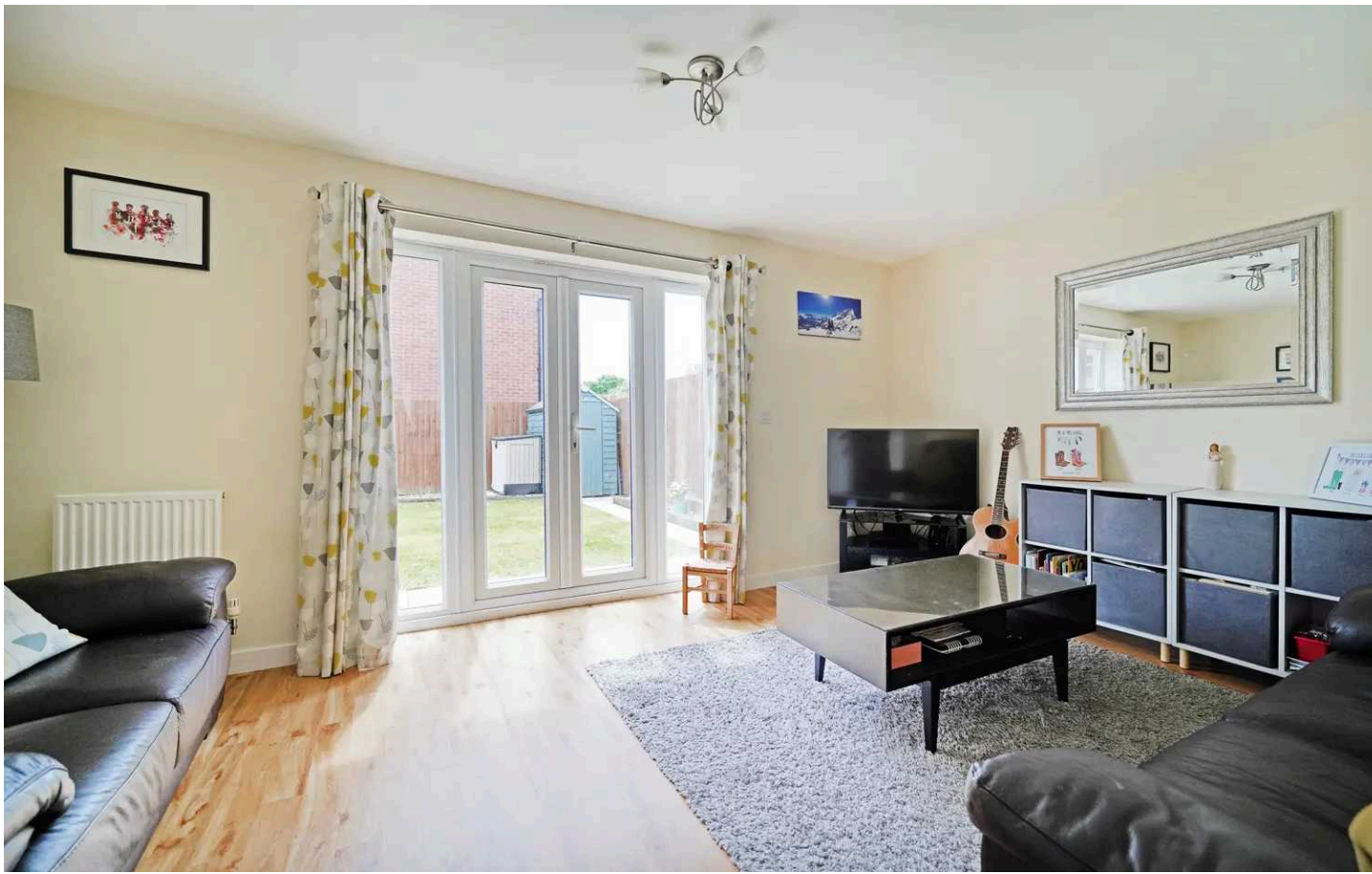
PROPERTY OVERVIEW

Situated on a quiet road, this immaculately presented four-bedroom semi-detached property offers a harmonious blend of contemporary design and practicality. Spread across three floors, this residence boasts an elegant entrance hallway adorned with ample storage space and a convenient guest cloakroom, setting the tone for the rest of the property.

The heart of the home resides in the open-plan kitchen/diner, ideal for hosting gatherings and intimate family meals. This space seamlessly flows into the spacious living room, where French doors provide easy access to the south-facing rear garden, allowing natural light to illuminate the area and creating a sense of expansiveness.



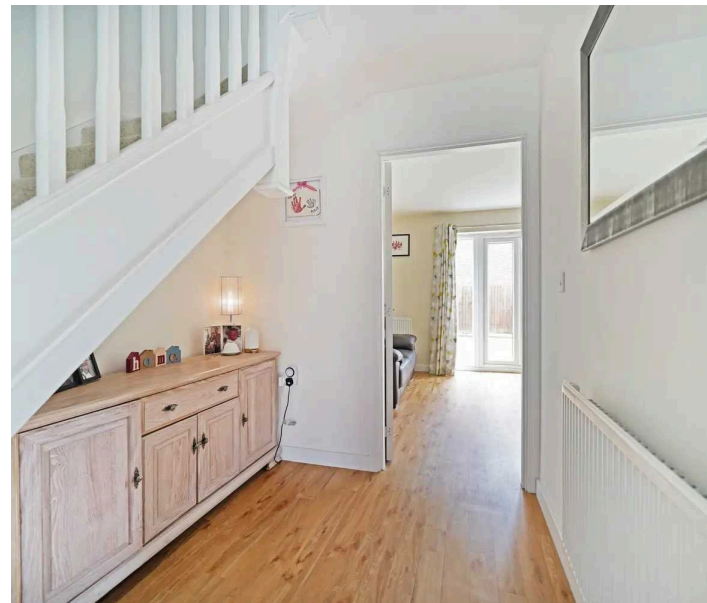
Ascending to the first floor reveals three well-appointed bedrooms; two doubles and a single that offer versatility to be utilised as a home office or nursery, catering to the diverse needs of modern living. These bedrooms are serviced by a tastefully designed family bathroom.

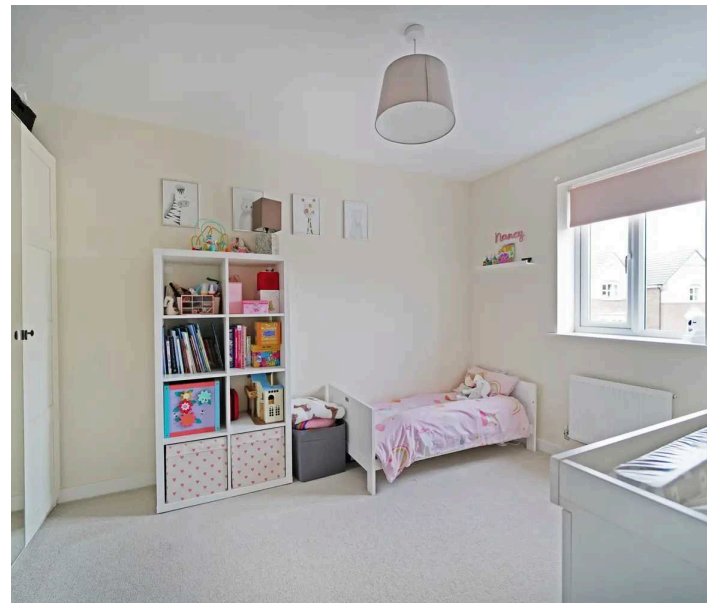


The second floor is dedicated to a generous principal bedroom, offering a tranquil retreat with ample space for freestanding furniture and a luxuriously appointed large ensuite, providing a private sanctuary for relaxation and rejuvenation.

Outside, the property boasts a south-facing rear garden mainly laid with lush green lawn, offering a serene outdoor space for leisure and entertainment. A driveway leading to a carport provides convenient parking for multiple vehicles, ensuring practicality and convenience for residents and guests alike.

Perfectly positioned and meticulously designed, this property is a testament to contemporary living, offering a harmonious balance of style and functionality for discerning buyers seeking a place to call home. Don't miss the opportunity to make this exceptional property yours and experience the epitome of refined living.





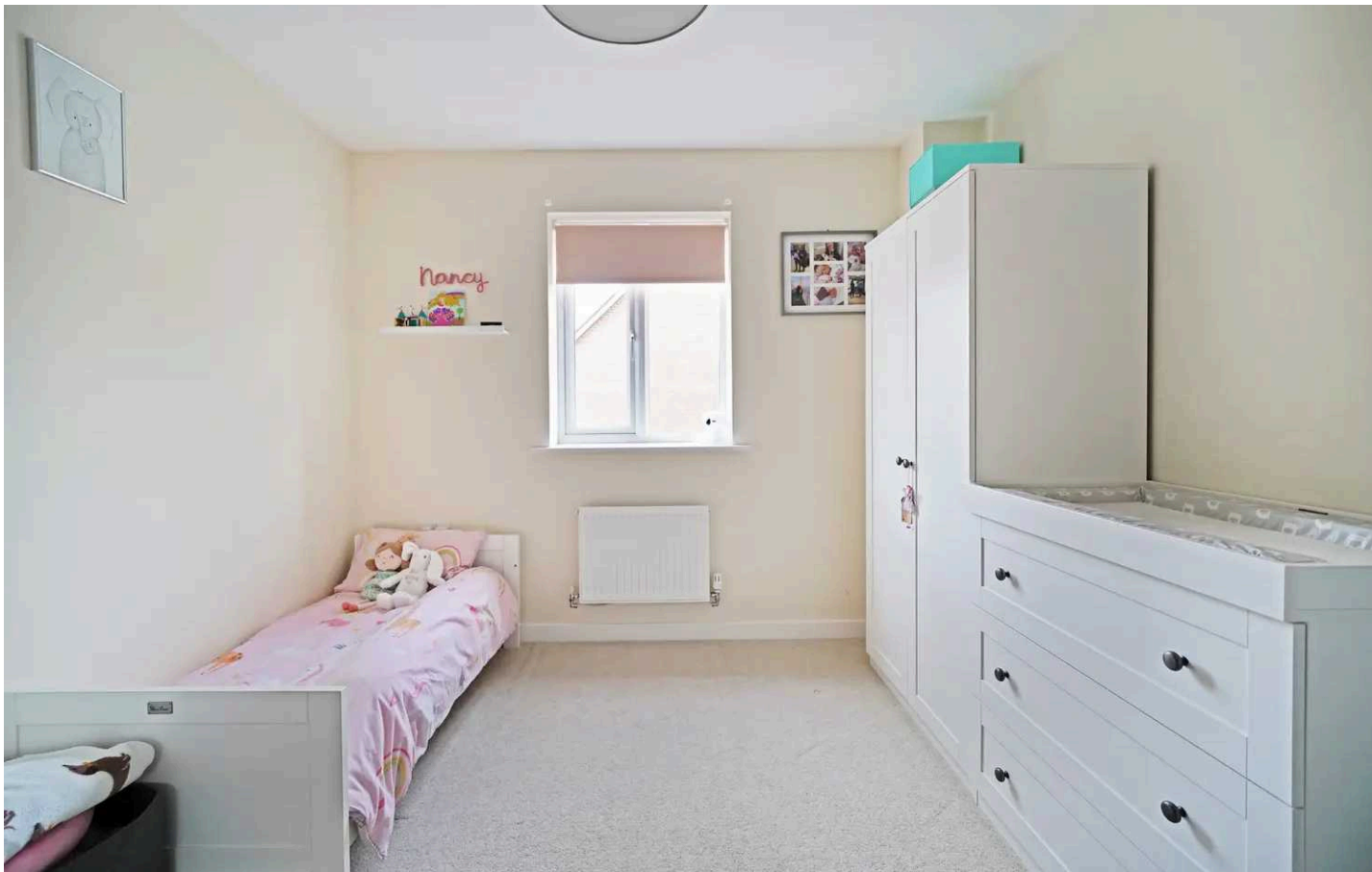
PROPERTY LOCATION

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

- Four Bedroom Semi-Detached Property
- Set Over Three Floors
- On A Quiet & Sought After Road
- Open Plan Kitchen / Diner
- Spacious Living Room
- Principal Bedroom With Ensuite
- Three Double Bedrooms & A Single
- South Facing Rear Garden
- Driveway & Carport



ENTRANCE HALLWAY

WC

5' 5" x 3' 0" (1.64m x 0.91m)

KITCHEN / DINER

14' 2" x 9' 3" (4.32m x 2.82m)

LIVING ROOM

16' 2" x 11' 7" (4.92m x 3.52m)

FIRST FLOOR

BEDROOM TWO

13' 6" x 9' 3" (4.12m x 2.82m)

BEDROOM THREE

12' 5" x 9' 3" (3.79m x 2.82m)

BEDROOM FOUR

7' 11" x 6' 9" (2.42m x 2.05m)

BATHROOM

6' 8" x 5' 7" (2.03m x 1.70m)

SECOND FLOOR

PRINCIPAL BEDROOM

22' 8" x 12' 5" (6.90m x 3.79m)

ENSUITE

9' 0" x 7' 3" (2.74m x 2.22m)

TOTAL SQUARE FOOTAGE

Total floor area: 112.0 sq.m. = 1206 sq.ft. approx.

OUTSIDE THE PROPERTY

SOUTH FACING REAR GARDEN

GARAGE





ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, all carpets and a garden shed.

ADDITIONAL INFORMATION

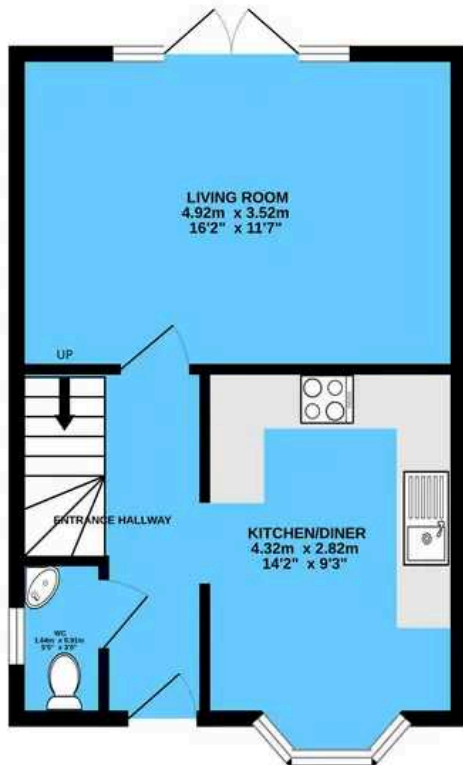
Services - mains gas, electricity and mains sewers. Broadband - BT. Loft space - which is boarded. Service charge - £165.00 (pa).

INFORMATION FOR POTENTIAL BUYERS

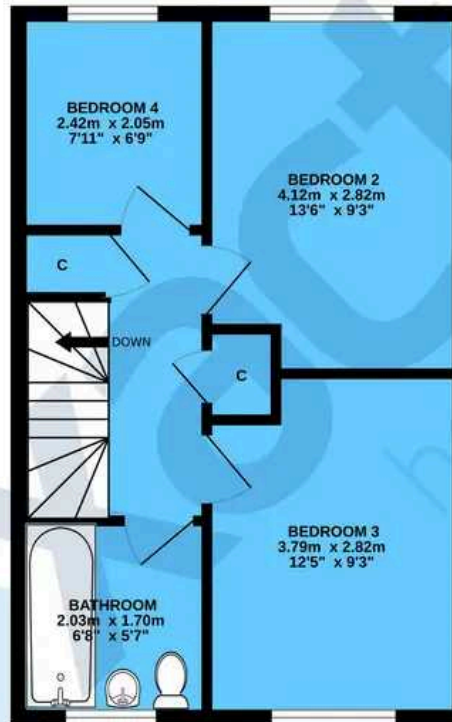
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



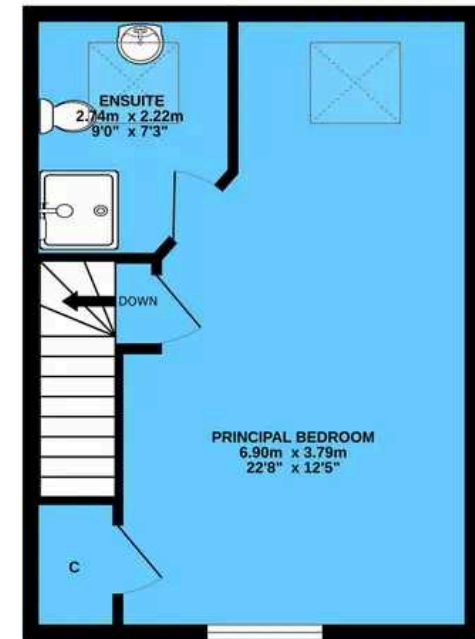
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 112.0 sq.m. (1206 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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