



Westgrove Avenue, Shirley

Guide Price **£450,000**





PROPERTY OVERVIEW

Nestled in a sought-after location, this immaculately presented three-bedroom detached house offers a blend of modern convenience and comfortable living. The property exudes kerb appeal, set behind a front lawn with a tarmac driveway leading to a single garage, providing ample parking space for residents and guests. Upon entry, the ground floor welcomes you with an inviting entrance hallway, featuring a convenient guest W/C. To the front of the property, a generously sized lounge offers a versatile space for relaxation and entertainment, while to the rear, a modern open-plan kitchen/diner and conservatory which provides a stylish setting for dining and socialising. Ascending the stairs, the first floor accommodates three well-appointed bedrooms, including two spacious double bedrooms, one of which has fitted wardrobes to fulfil all storage needs, all three bedrooms are serviced by a shower room. These comfortable sleeping quarters offer a peaceful retreat for residents to unwind and rest. Step outside to discover a beautifully landscaped south-facing garden to the rear of the property, creating an idyllic outdoor space for outdoor activities, al fresco dining, or simply soaking up the sunshine, whilst the front driveway can comfortably accommodate parking for multiple vehicles.



Superbly situated in the Tudor Grange catchment area, this residence offers access to excellent educational opportunities. Additionally, the property is conveniently positioned within walking distance to Solihull and all the amenities that the bustling town has to offer, including shopping centres, restaurants, cafes, and recreational facilities. In summary, this property presents an exceptional opportunity to acquire a home that seamlessly combines modern living with a desirable location, making it an ideal choice for discerning buyers seeking a high-quality lifestyle in a prime residential area. Book your viewing today to experience the charm and comfort of this exquisite residence firsthand.

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





- Immaculately Presented Three Bedroom Detached House In A Prime Location
- Set Behind A Front Lawn With A Tarmac Driveway Which Is Supported By A Single Garage
- Downstairs The Property Is Comprised A Entrance Hallway With Guest W/C Which Leads To A Large Lounge To The Front And A Modern Open Plan Kitchen/Diner To The Rear Of The Property
- Upstairs The Property Boasts Three Bedrooms Two Of Which Are Double Bedrooms All Bedrooms Benefit From Fitted Wardrobes
- To The Rear Of The Property Is A Landscaped South Facing Garden
- Ideally Located In Tudor Grange Catchment Area
- Situated Walking Distance To Solihull & All Of Solihull's Amenities

ENTRANCE HALLWAY

WC

LOUNGE

15' 7" x 13' 3" (4.75m x 4.04m)

KITCHEN/DINER

15' 7" x 11' 0" (4.75m x 3.35m)

CONSERVATORY

15' 5" x 8' 2" (4.70m x 2.49m)

FIRST FLOOR

BEDROOM ONE

13' 1" x 8' 10" (3.99m x 2.69m)

BEDROOM TWO

11' 4" x 9' 0" (3.45m x 2.74m)

BEDROOM THREE

9' 10" x 6' 5" (3.00m x 1.96m)

SHOWER ROOM

6' 3" x 6' 3" (1.91m x 1.91m)

**TOTAL SQUARE FOOTAGE**

84.4 sq.m (908 sq.ft) approx.

OUTSIDE THE PROPERTY**SINGLE GARAGE****LANDSCAPED GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, underfloor heating, electric garage door, all carpets, blinds and light fittings, fitted wardrobes in one bedroom and fitted cabin bed and cupboard in one bedroom.

ADDITIONAL INFORMATION

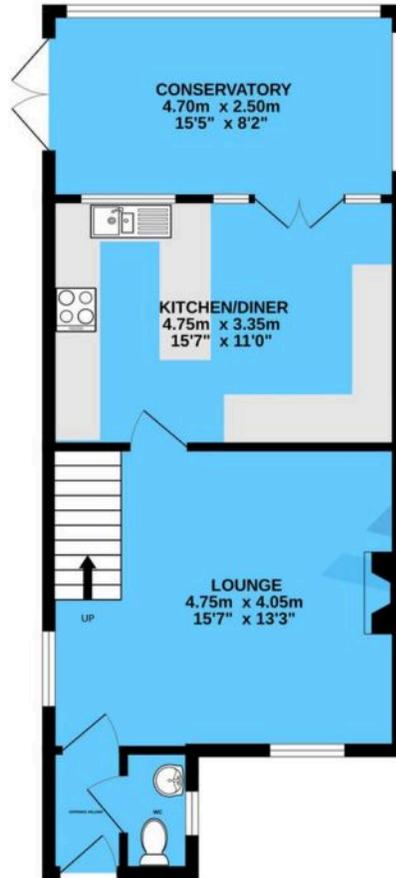
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

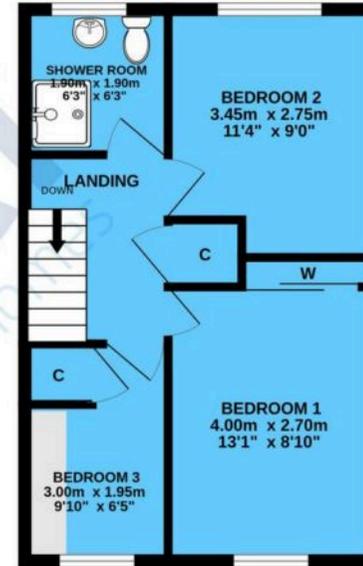
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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



TOTAL FLOOR AREA: 84.4 sq.m. (908 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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