



8 Warwick Road, Upper Shirley, Southampton, SO15 7PE

Offers Over £500,000

WHITE & GUARD



# 8 Warwick Road

## Upper Shirley, Southampton

**INTRODUCTION** Offered with no forward chain and situated in the popular location of Upper Shirley, this three bedroom detached family home offers excellent accommodation throughout. The property briefly comprises an entrance porch opening into a generously sized entrance hall, a downstairs cloakroom, a 16ft lounge, a fitted kitchen, a dining room and a 27ft conservatory on the ground floor. Whilst to the first floor are three double bedrooms, a family shower room and a separate WC. Additional benefits include a loft room accessed via a pull-down ladder, off road parking and a garage, along with mature front and rear gardens.

**LOCATION** The property is a short walk away from Southampton Common which covers approx. 326 acres of woodland, grassland and open spaces, along with several ponds and an adventure playground. Upper Shirley is also within easy reach of Southampton City Centre with its broad range of shops including WestQuay shopping centre, its array of bars, restaurants, cinemas, amenities and mainline railway station. Southampton Airport is also around fifteen minutes away and all main motorway access routes are also close by, including M27, M3 and A3 to London.

**OUTSIDE** A brick wall and gate to the front of the property opens to a blocked paved pathway leading to the front door. Double metal gates to one side of the front open to a blocked paved driveway providing off road parking and leading to the garage, which has double doors. The front garden is mainly laid to lawn with flowerbeds. The rear garden is mainly laid to lawn with a hard standing patio leading from the conservatory doors. Bushes and trees border the garden which is enclosed via wood fence panelling.

- Tenure - Freehold
- Southampton City Council - Band E
- EPC - Grade D







**INSIDE** Entering via the double glazed front door into the entrance porch, with double glazed windows to the front and side, access leads through to the entrance hall via a wooden door. The entrance hall has a double glazed window to the side aspect, a radiator to one wall, laminate flooring, has stairs to the first floor with under stairs storage and access to all principal rooms and the garage. The 16ft lounge is situated to the front of the property and has a double glazed bay window to the front aspect, carpeted flooring, has radiator and a gas fire with stone surround and hearth. The downstairs cloakroom has an obscure double glazed window to the side aspect, laminate flooring, with a wash hand basin and WC. The kitchen has an obscure double glazed window and door to the side aspect opening to the garden. There is a double glazed window to the rear aspect looking out to the conservatory, lino flooring, has a radiator, along with a storage cupboard housing the boiler, with space and plumbing for a washing machine. The kitchen has mixture of wall and base units with roll top worktops and a composite sink. There is an integrated oven and hob, with space for a dishwasher and a fridge/freezer. The dining room has a window and door to the rear aspect opening to the conservatory, carpeted flooring, has a radiator and a gas fireplace with marble surround and hearth. The 27ft conservatory is laid to tiled flooring and has a double glazed door and a double glazed sliding door to the rear aspect, opening to the garden. A second door to the side of the conservatory opens to the side of the property and the garden, with double glazed windows to the side and rear aspects.



To the first floor landing, there is an obscure double glazed window to the side aspect, carpeted flooring, access to the bedrooms and bathroom, as well as a loft hatch with pull-down ladder accessing the loft room. Bedroom one has a double glazed bay window to the front aspect, carpeted flooring, has a radiator and a built-in storage cupboard. Bedroom two has a double glazed window to the rear aspect, carpeted flooring, has a radiator and built-in wardrobes. Bedroom three has a double glazed window to both the front and rear aspects, carpeted flooring, has a radiator and a built-in storage cupboard. The shower room has an obscure double glazed window to the front aspect, laminate flooring, has a radiator, a shower and wash hand basin, benefitting from tiling to principal areas. The separate WC has an obscure double glazed window to the side aspect and is laid to lino flooring. The loft room has a double glazed window to the rear aspect, carpeted flooring, has two built-in storage cupboards and access into the eaves.



## SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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### Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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