



4 St. Winifreds Road, Shirley, Southampton, SO16 6HP

In Excess of £385,000

WHITE & GUARD

# 4 St. Winifreds Road

Shirley, Southampton

## INTRODUCTION

Situated in the popular location of Shirley, this attractive three bedroom semi-detached period home has been finished to a high standard throughout. Accommodation on the ground floor briefly comprises an entrance hall, a 16ft lounge to the front and an open plan 17ft kitchen/diner to the rear. Whilst to the first floor are three bedrooms and a fitted bathroom. Additional benefits include a loft room currently being used as a fourth bedroom, a 14ft cellar currently used for storage, a low maintenance front garden and a rear garden with summer house.

## LOCATION

Shirley is close to Southampton's city centre with its broad range of shops including WestQuay shopping centre, its array of bars, restaurants, cinemas, amenities and mainline railway station is within easy reach. Southampton Airport is also around fifteen minutes away and all main motorway access routes are also close by, including M27 links via M3 to M25 and via A3 to London.

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





## INSIDE

This well-presented home is entered via the stained glass and wooden front door which opens through into the entrance hall. The hallway is laid to tiled flooring, has a radiator to one wall, stairs leading to the first floor which have under stairs storage and access to all principal rooms. The 16ft lounge has a double glazed bay window to the front aspect, is laid to carpeted flooring, has a radiator to one wall and a feature fireplace with wooden surround and quartz hearth. The open plan 17ft kitchen/diner is a great space for the family or entertaining and has two double glazed windows and a door to the rear aspect opening to the rear garden, along with a double glazed window to the side aspect. Laid to laminate flooring, there is also a radiator to one wall. The kitchen has a mixture of wall and base units with cupboards and drawers under and rolltop worktops over, as well as a ceramic sink. Integrated appliances include a washing machine, a dishwasher, a fridge/freezer, an oven and hob with extractor over. Access to the cellar is available via a door leading under the stairs.

To the first floor landing, there is carpeted flooring, stairs leading up to the loft room and doors leading to the bedrooms and bathroom. Bedroom one has a double glazed bay window to the front aspect, is laid to wooden flooring, has a radiator to one wall and a feature fireplace with tiled hearth. Bedroom two has a double glazed window to the side aspect, is again laid to carpeted flooring, has a radiator to one wall and built-in wardrobes. Bedroom three has a double glazed window to the front aspect, is laid to carpeted flooring and has a radiator to one wall. The family bathroom has an obscure double glazed window to the side aspect, is laid to tiled flooring, has partly tiled walls and a radiator to one wall. Along with a claw foot bath which has a shower over, there is a WC and a wash hand basin with storage under.

The loft room has a double glazed window to the front aspect, is laid to carpeted flooring and also benefits from built-in wardrobes.

## OUTSIDE

A metal gate to the front of the property opens to access the front garden which is laid to shingle and leads to the front door. There is a hedge to the front of the garden. The rear garden is low maintenance being laid to a hard standing patio and mosaic tiling. Flowerbeds border the garden with an outside summer house found to one side. The garden is enclosed via a wooden fence panelling and has a secluded feel.



## SERVICES

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

## BROADBAND

Virgin Broadband is available with download speeds of up to 62 Mbps and upload speeds of up to 10 Mbps. Information has been provided by the vendor.

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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.

