



45 Shirley Road, Derby, DE21 4LA
£1,150 Per month





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- High Quality Fully Furnished Property
- Available Now
- Large L- Shaped Lounge Diner
- Well Appointed Kitchen & Utility Room
- Three Good Sized Bedrooms
- Modern Family Bathroom
- Downstairs WC
- Ample Parking
- Large Mature Garden
- Close to Local Schools & Shops

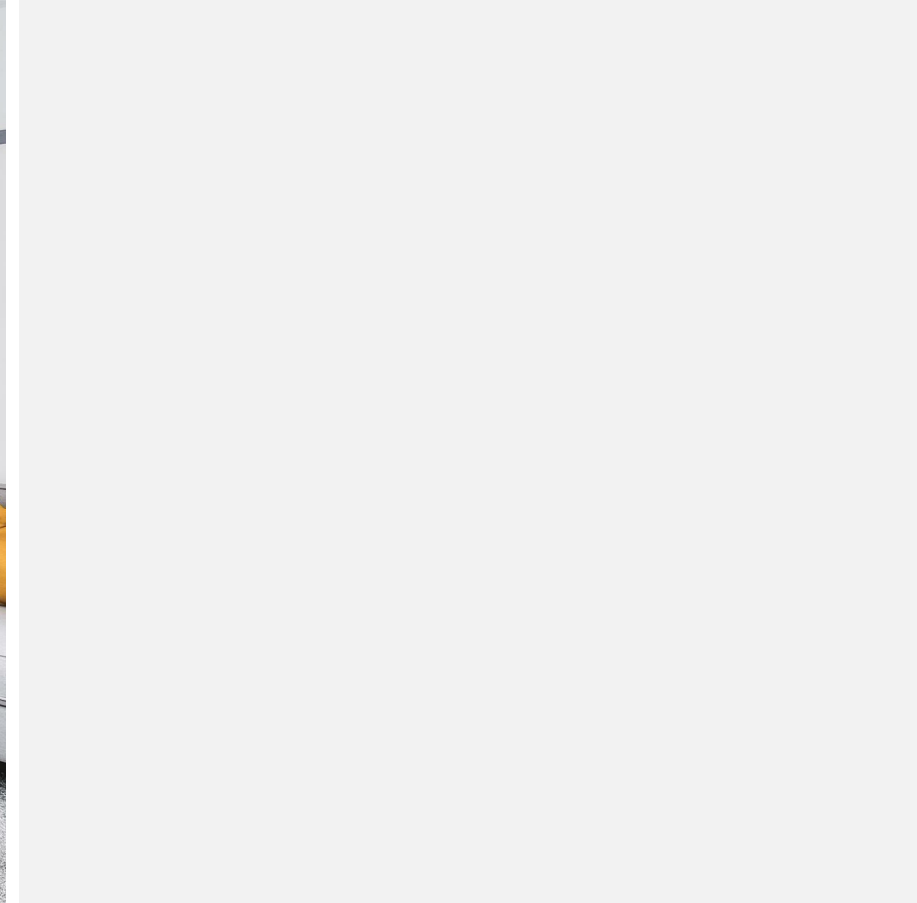
STYLISH THREE-BEDROOM HOME WITHIN A POPULAR AREA - A beautifully presented three-bedroom semi-detached home located on the sought-after Shirley Road in Chaddesden, ideally positioned for easy access to Derby City Centre, Pride Park, and local amenities including schools and the Meteor Centre with its cinema and retail outlets. This fully furnished property offers well-proportioned living space, including an L-shaped lounge diner, a modern kitchen with utility room, and a generous mature garden. With its high-quality furnishings throughout and ample parking, this home is perfect for professionals seeking both comfort and convenience. Immediate availability makes this a fantastic opportunity not to be missed.



The Detail

The Location



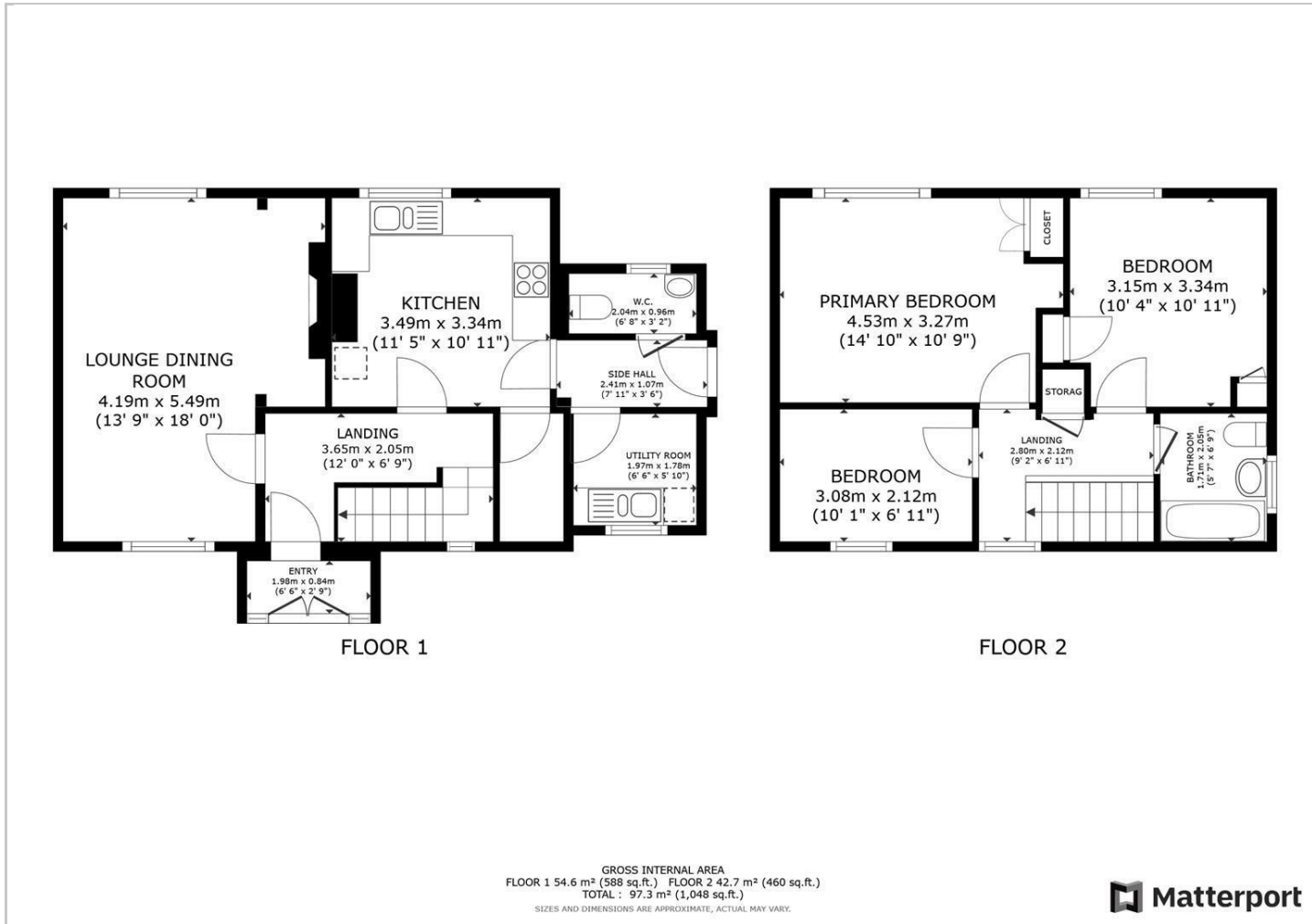


Directions

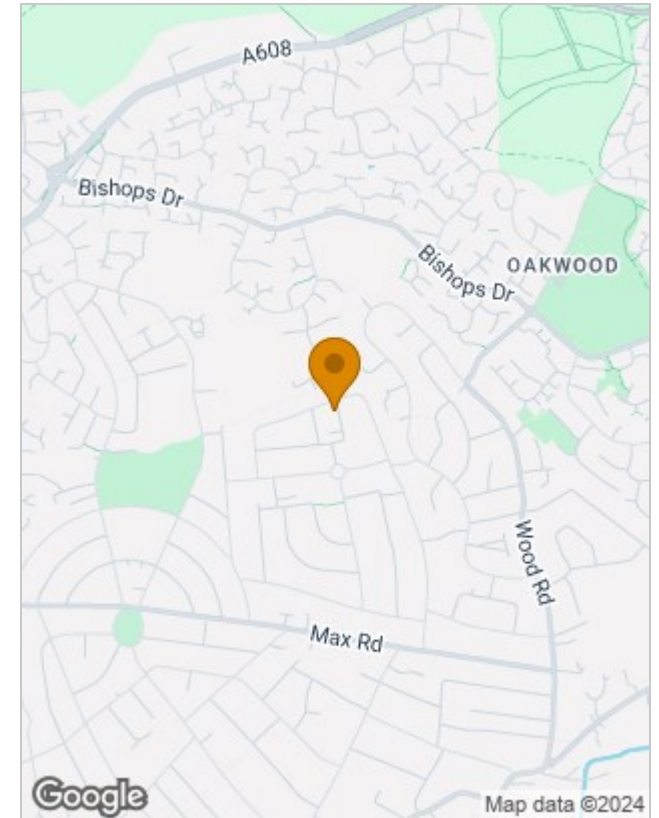




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Derby Lettings Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.