



80 Shirley Road, Shirley
SOUTHAMPTON, SO15 3EY - £170,000

enfields

80 Shirley Road

SHIRLEY, SOUTHAMPTON, SO15 3EY

Modern two-bedroom first floor flat in converted period building with allocated parking, open-plan living, and no forward chain —close to schools, shops, and excellent transport links.

Located along Shirley Road, this two-bedroom first floor flat offers a well-connected base within the sought-after area of Shirley, Southampton. The property sits close to an array of useful amenities including convenience shops, pharmacies and local services, with Shirley High Street just a short walk away for a wider selection of everyday essentials. Southampton Common is also nearby, offering open green space for leisure and exercise.

Families will benefit from access to a variety of primary and secondary schools in the area, including those rated favourably by Ofsted. The local education provision makes the flat suitable for buyers looking to remain within proximity of established school catchments, while also appealing to investors due to ongoing rental demand.





The flat forms part of a period property that was converted in 2021, providing the benefits of contemporary living within a traditional structure. Internally, it features an entrance hall leading into an open plan lounge and kitchen area, two bedrooms, and a three-piece bathroom suite. The layout is practical and well-suited to both owner-occupiers and buy-to-let investors.

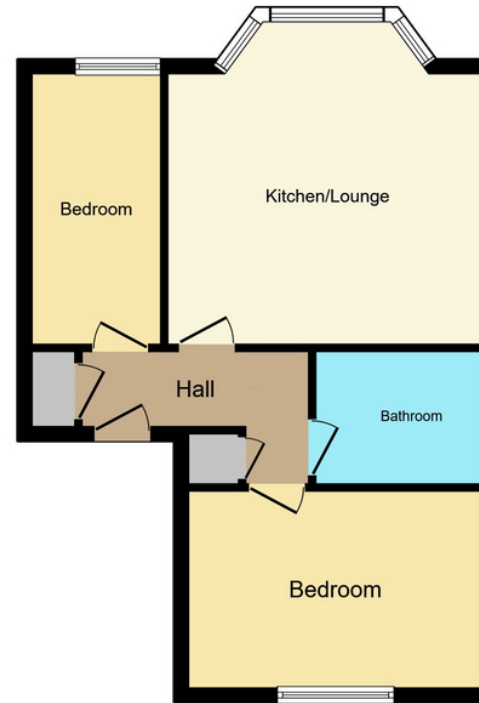
For those commuting or travelling regularly, the location is well served by transport links. Southampton Central Station is approximately 1.5 kilometres away, offering direct routes to London and surrounding areas. Junction 3 of the M27 is within easy reach, providing quick access to the motorway network and Southampton Airport is also conveniently accessible for longer journeys.

The property is offered with no forward chain, facilitating a straightforward purchase. With allocated parking included and a recent conversion enhancing the overall standard of finish, this flat presents an excellent opportunity for buyers seeking a low-maintenance, centrally located home or investment.

Council Tax Authority: Southampton City Council

Tenure: Leasehold

Energy Efficiency Rating: D



Floor Plan
Floor area 47.7 sq.m. (514 sq.ft.)

Total floor area: 47.7 sq.m. (514 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

enfields

Enfields Southampton, 3 West End Road, Southampton, SO18 6TE
Tel: 02380 425 925 Email: sales@enfields-southampton.co.uk www.enfields-southampton.co.uk

IMPORTANT NOTICE: The details presented in these property particulars are believed to be precise, but they are intended to serve only as a general guide and must not be regarded as a formal offer or contractual agreement. Prospective buyers should not depend on these details as accurate statements or depictions of reality but should instead verify their correctness via their own inspections or other established means. We have not conducted an exhaustive survey, nor have we tested the utilities, appliances, or particular fixtures. Room dimensions must not be relied upon for carpeting and furnishing decisions. The measurements provided are estimated. No employee within Enfields has the power to make or offer any representation or guarantee about the property.

