



Connells

Dale Valley Road
Southampton

Dale Valley Road
Southampton SO16 6QR

for sale offers in excess of
£325,000



Property Description

Connells are delighted to bring to the market this spacious 1930's semi-detached family home which offers a wonderful living space and is situated in a fantastic position on Dale Valley Road. Located in a popular area, ideally located for access to the General Hospital, situated within walking distance of St James Park and local amenities. The property benefits from a generous sized lounge, separate dining room, modern kitchen, conservatory, three great sized bedrooms and shower room. The property also benefits from double glazing, driveway parking and enclosed rear garden. A viewing is highly recommended to truly appreciate the accommodation we have to offer here on Dale Valley Road.

Shirley is a sought-after residential area with Southampton Common, the central railway station and city centre all within easy reach. Local shops are within walking distance whilst the extensive facilities of Shirley High Street are also found nearby. An excellent bus service serving all parts of the city passes along St James Road and popular schools for all ages are located within the vicinity. St James Park is within walking distance and is an extremely popular place for families with children to enjoy outdoor recreation. An indoor swimming pool is found nearby in Kentish Road and is an additional neighbourhood facility popular with children of all ages.

Porch

Hall

Lounge

19' x 11' 3" (5.79m x 3.43m)

Dining Room

10' 8" x 9' 8" (3.25m x 2.95m)

Kitchen

9' 3" x 6' 8" (2.82m x 2.03m)

Conservatory

7' x 7' 9" (2.13m x 2.36m)

Stairs Leading To Landing

Bedroom 1

16' 3" max x 11' 3"
(4.95m max x 3.43m)

Bedroom 2

12' 2" x 11' 3" (3.71m x 3.43m)

Bedroom 3

9' 9" x 6' 8" (2.97m x 2.03m)

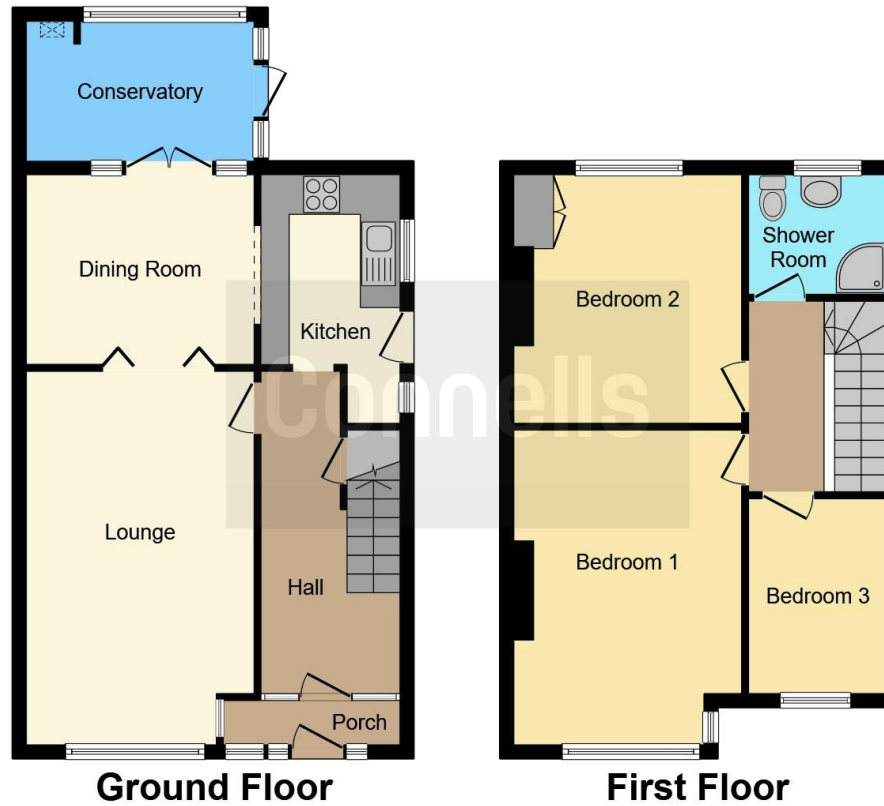
Shower Room

6' 9" x 5' 9" (2.06m x 1.75m)









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/SSR310737

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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