



Connells

Brookwood Road
Southampton

Brookwood Road
Southampton SO16 9AP

for sale offers in excess of
£300,000



Property Description

Offered for sale in excellent condition throughout and is the very definition of a 'turn key home' is this wonderfully presented, sleek, stylish and modern three-bedroom family home. The house is the perfect home for first time buyers, those downsizing or those thinking of upsizing. This stunning mid-terrace house is well proportioned and favourably laid out, comprising a fantastic and private living room, generously sized and ultra-modern kitchen/family room that overlooks the rear garden. Further benefits to the downstairs layout is a utility room and outdoor storage facility. The first floor boasts three spacious bedrooms, all of which are served by the family bathroom and the loft space is a very large room with ample eves storage. Outside, there is a well-maintained, family-friendly garden, perfect for gatherings and activities. Additionally, two off road parking spaces are situated to the front of the property making this home a must see.



The property is a short drive from Southampton City Centre and with the Shirley High Street even closer, there is a great variety of shopping, entertainment and food and drink outlets nearby. There are fantastic public transport links, within close proximity is the Redbridge train station along with bus stops within walking distance and easy access to the M271. Located within easy reach of the general hospital and schooling for all ages.

Entrance Hall

Lounge

12' 5" x 13' 5" (3.78m x 4.09m)

Kitchen

18' 5" x 10' 2" (5.61m x 3.10m)

Family Area

22' 6" x 18' 3" (6.86m x 5.56m)

Utility Room

6' 8" x 4' 6" (2.03m x 1.37m)

Stairs Leading To First Floor

Bedroom 1

13' 1" x 10' 9" (3.99m x 3.28m)

Bedroom 2

13' x 10' 8" (3.96m x 3.25m)

Bedroom 3

9' 6" x 7' 7" (2.90m x 2.31m)

Bathroom

Loft Room

18' 7" x 8' 3" (5.66m x 2.51m)









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/SSR310686](https://www.connells.co.uk/Property/SSR310686)

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.

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