



**Connells**

Medina Road  
Southampton





### Property Description

Situated in one of the most desirable roads in Shirley, Connells are delighted to bring to the market this three bedroom semi-detached property on Medina Road. This property which would make the ideal family home comprises lounge, dining room, kitchen, wet room and an additional reception room in the extension. Furthermore the upstairs benefits from three good sized bedrooms and family bathroom with three piece suite. The property also comprises of double glazing, gas central heating, a boarded and insulated loft, off road parking, and a private and enclosed rear garden with side access and outbuilding. A viewing is truly encouraged to appreciate the location and accommodation that we have on offer on Medina Road.

The property is situated within a popular residential area of Southampton, a short distance from Shirley High Street and schooling for all ages. A diverse selection of shops and amenities are located in the vicinity which an extensive range available in Southampton City Centre including the popular shopping centre, West Quay. Southampton Central train station is located less than two miles away with direct rail links to London Waterloo.

## Hall

## Lounge

14' 8" max x 13' max  
( 4.47m max x 3.96m max )

## Dining Room

13' 2" max x 9' 9" max  
( 4.01m max x 2.97m max )

## Kitchen

15' 7" x 8' 8" ( 4.75m x 2.64m )

## Reception Room

15' 7" x 11' 2" ( 4.75m x 3.40m )

## Wet Room

Stairs Leading To  
Landing

## Bedroom 1

12' 4" max x 13' ( 3.76m max x 3.96m )

## Bedroom 2

13' 8" max x 10' max  
( 4.17m max x 3.05m max )

## Bedroom 3

10' 5" x 8' 9" ( 3.17m x 2.67m )

## Bathroom

## Outbuilding

17' x 10' 5" ( 5.18m x 3.17m )

## Agents Note

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details















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: C**

**view this property online [connells.co.uk/Property/SSR310447](http://connells.co.uk/Property/SSR310447)**

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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