



**Connells**

Shirley Park Road  
Southampton



Shirley Park Road  
Southampton SO16 4FR

for sale offers in excess of  
**£230,000**



### Property Description

Connells are excited to present this opportunity to purchase a two bedroom semi-detached property, situated in the highly sought after location of Shirley. It is comprised of a spacious lounge with large and beautiful bay windows, a large dining room with two convenient storage cupboards available and located between the living room and the well-equipped kitchen - perfect for hosting and entertaining. It also has ample cupboard storage, direct access to the rear garden and space for an additional table or breakfast bar. Upstairs has two double bedrooms, both available with built-in storage and a Three Piece Bathroom Suite complete with a Toilet, Hand-Washing Basin with storage and a Bath with Attached Shower. The property also benefits from double glazing, gas central heating and a good-sized private rear garden with side access and direct access through the kitchen. Its also laid to lawn with some patio areas and a shed.

Located in Shirley, this home provides easy access to the city centre and the popular Shirley High Street shopping area. Public transport options include trains from Southampton Central and Millbrook stations. The M3 is accessible via Winchester Road and Bassett Avenue, while the M27 can be reached through Millbrook, leading onto M271. This property combines practical living, with prime location, making it the perfect family home!

## Hallway

## Living Room

14' 4" x 12' ( 4.37m x 3.66m )

Has Beautiful Bay Windows

## Dining Room

12' 1" x 10' 4" ( 3.68m x 3.15m )

Has 2x Storage Cupboards

## Kitchen

18' 7" x 7' 5" ( 5.66m x 2.26m )

Direct Access to Garden

## Bedroom 1

12' 1" x 11' 8" ( 3.68m x 3.56m )

2x Storage Cupboards

## Bedroom 2

12' 1" x 11' 1" ( 3.68m x 3.38m )

Has Storage Cupboard

## Bathroom

7' 4" x 9' 4" ( 2.24m x 2.84m )

Three Piece Bathroom Suite complete with a Toilet, Hand-Washing Basin with storage and a Bath with Attached Shower.















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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/SSR311290](http://connells.co.uk/Property/SSR311290)



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