



Connells

Dale Valley Road
Southampton



Property Description

Connells are bringing to market this beautifully presented 1930's two-bedroom semi-detached home. It has a convenient W/C with built-in storage beside the stairs and the spacious living room features a charming rounded bay window and flows seamlessly into the dining area - which enjoys French doors leading out to the rear garden. The kitchen offers neutral cabinetry, an integrated oven and microwave, island unit, and space for freestanding appliances. Outside, the rear garden features a patio seating area and a lawn ideal for all activities, with side access available through the front car port. Upstairs hosts two bedrooms, with the master benefiting from a rounded bay window, two built-in double wardrobes with sliding doors, and an additional storage cupboard. A contemporary shower room completes the floor, fitted with a walk-in shower, wash basin with storage, and a toilet. The home further benefits from a new combi boiler with 10 year guarantee, driveway parking, on-road permit parking, double glazing, and gas central heating.

Set in the sought-after Shirley, it is within easy reach of Southampton Common, the city centre, and the central railway station. Local shops, cafés, and the extensive facilities of Shirley High Street are all nearby, while St James Park provides a popular spot for walks, family days out, and outdoor recreation. The area benefits from excellent bus services, well-regarded schools, a local swimming pool, and superb road links to the M3 and M27.



Hallway

Has W/C with Storage

W/C

Has Storage

Living Room/Dining Room

22' 4" x 10' 7" MAX (6.81m x 3.23m MAX)

Open-Plan with Rounded Bay Window to Front & Rear Garden Access through French Doors

Kitchen

10' 6" MAX x 10' 2" MAX (3.20m MAX x 3.10m MAX)

Fitted Neutral Cabinetry with an Island Unit, Integrated Oven and Microwave and Freestanding Appliance Space

Stairs Leading To First Floor

Landing

Bedroom 1

16' 8" MAX x 13' 7" MAX (5.08m MAX x 4.14m MAX)

Has Rounded Bay Window, 2x Built-In Double Wardrobes with Sliding Doors and Separate Built-In Storage Cupboard

Bedroom 2

10' 6" x 8' 3" (3.20m x 2.51m)

Shower Room

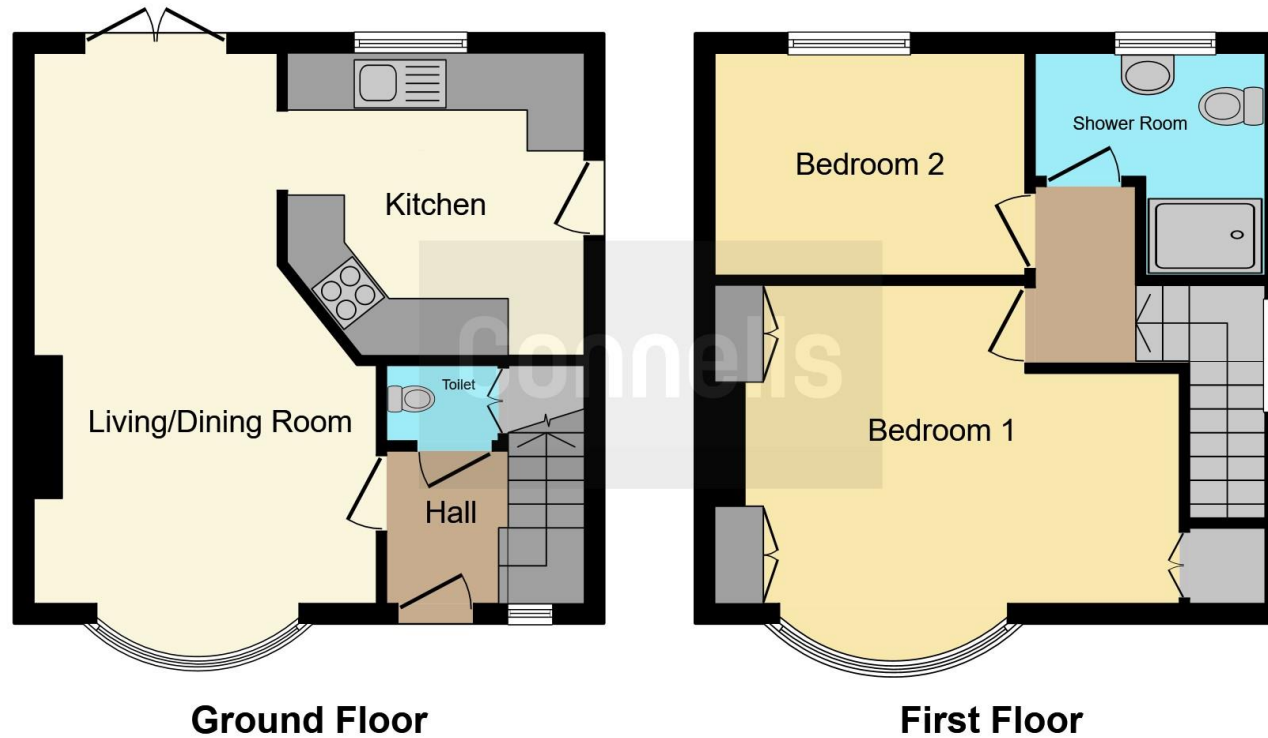
8' 8" MAX x 10' 3" MAX (2.64m MAX x 3.12m MAX)

Contemporary Shower Room Fitted with a Walk-In Shower, Wash Basin with Storage, and a Toilet.









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

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409 Shirley Road Shirley
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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