



Pebworth Avenue, Shirley

Guide Price £475,000





## PROPERTY OVERVIEW

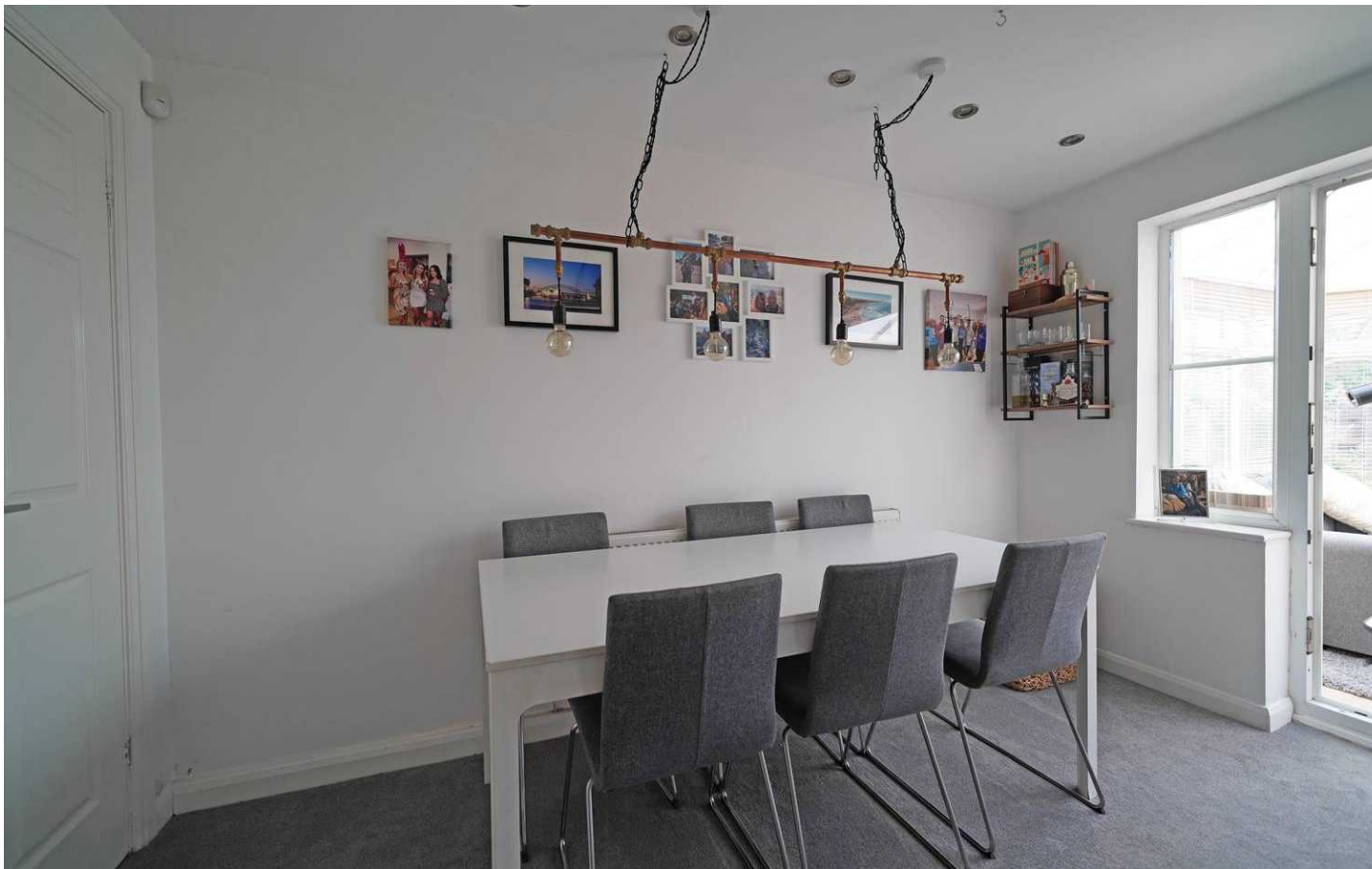
We are delighted to present this stunning four-bedroom detached house, located in a desirable residential area.

Upon entering the property, you are greeted by a welcoming entrance hall with a guest cloakroom conveniently located on the ground floor, offering added convenience for residents and visitors alike. The spacious lounge area provides the perfect setting for relaxation and entertaining guests, featuring ample natural light that fills the room, creating a warm and inviting atmosphere.

The heart of the home is undoubtedly the kitchen/dining area, which has been thoughtfully designed to provide both functionality and style. The modern kitchen boasts sleek cabinetry, integrated appliances, and a generous amount of counter space. The dining area is perfect for family meals and gatherings.

A highlight of this property is the conservatory, which provides an additional living space that can be enjoyed throughout the year. Whether used as a cosy reading nook or a bright and airy sunroom, the conservatory offers versatility and charm.





The first floor of the property is home to four well-appointed bedrooms, offering plenty of space for a growing family or visiting guests. All bedrooms are serviced via a generous family bathroom.

Externally, the property benefits from a garage, providing convenient storage space or secure parking for vehicles. The rear garden offers a private and secluded outdoor space, providing the perfect retreat for enjoying the outdoors.

In summary, this immaculately presented four-bedroom detached property offers a wonderful opportunity to own a home that combines modern comfort with timeless elegance. With its well-designed living spaces, stylish features, and convenient location, this property is sure to attract those seeking a desirable residence in a sought-after area. Viewing is highly recommended to fully appreciate the quality and charm this property has to offer.

#### PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures.



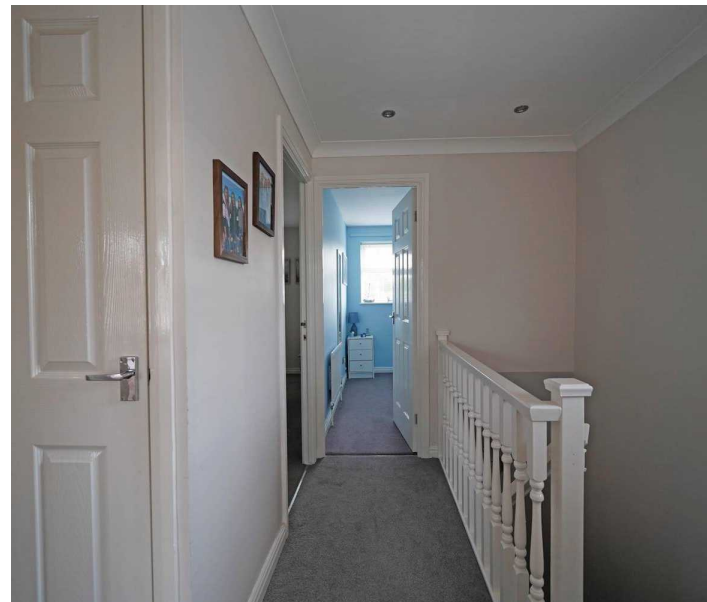


Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: E

Tenure: Freehold

- Four Bedroom Detached Property
- Entrance Hall
- Guest Cloakroom
- Spacious Lounge
- Kitchen / Dining Area
- Conservatory
- Family Bathroom
- Garage
- Rear Garden





## ENTRANCE HALL

### WC

6' 1" x 3' 1" (1.85m x 0.95m)

### LOUNGE

15' 2" x 13' 7" (4.63m x 4.13m)

### KITCHEN / DINING AREA

16' 10" x 12' 2" (5.14m x 3.71m)

### CONSERVATORY

12' 4" x 11' 2" (3.76m x 3.41m)

## FIRST FLOOR

### BEDROOM ONE

12' 10" x 10' 4" (3.91m x 3.15m)

### BEDROOM TWO

10' 4" x 8' 10" (3.15m x 2.69m)

### BEDROOM THREE

9' 4" x 6' 4" (2.85m x 1.93m)

### BEDROOM FOUR

6' 6" x 6' 4" (1.98m x 1.94m)

### BATHROOM

7' 4" x 5' 8" (2.24m x 1.72m)

### TOTAL SQUARE FOOTAGE

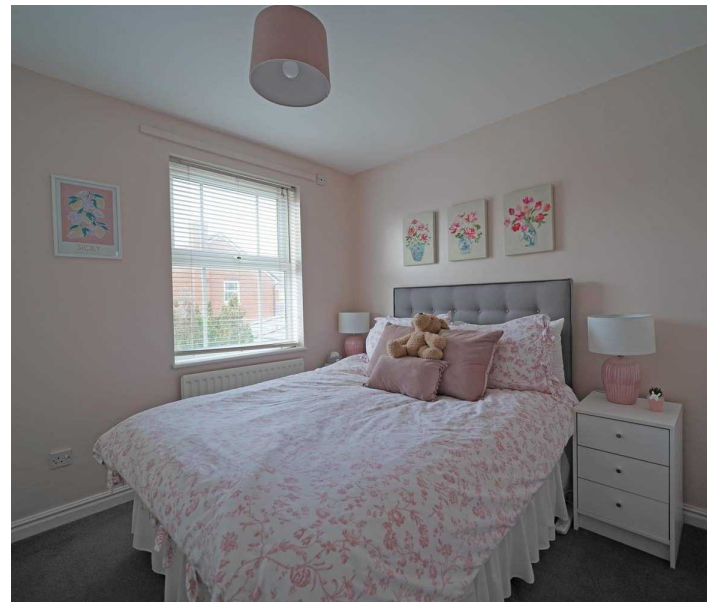
Total floor area: 114.3 sq.m. = 1230 sq.ft. approx.

## OUTSIDE THE PROPERTY

### GARAGE

16' 7" x 8' 2" (5.06m x 2.48m)

### REAR GARDEN



**ITEMS INCLUDED IN SALE**

Hotpoint integrated oven, Hotpoint integrated hob, Hotpoint microwave, fridge freezer, dishwasher, all carpets, all blinds, some light fittings and a car charging point which was fitted in June 2023.

**ADDITIONAL INFORMATION**

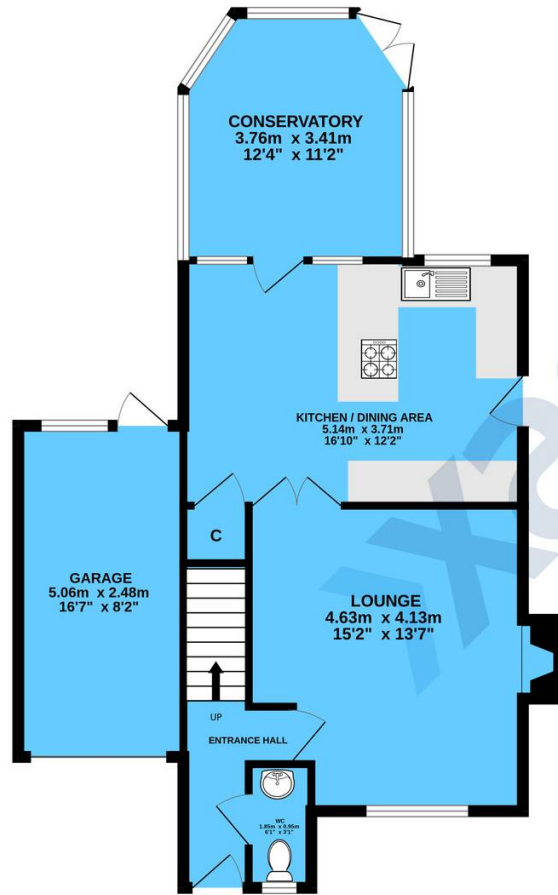
Services - mains gas, electricity and mains sewers.  
Broadband - Virgin Media.

**MONEY LAUNDERING REGULATIONS**

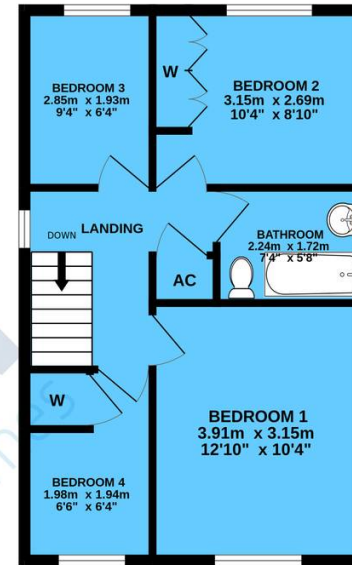
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 114.3 sq.m. (1230 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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