



Queens Avenue, Shirley

Guide Price £535,000





PROPERTY OVERVIEW

Nestled on a sought-after road, this charming three-bedroom detached property offers a spacious and welcoming family home, ideal for those seeking peace and comfort combined with convenience. Situated on a desirable road, mere moments away from a host of local amenities. Upon entering, you are greeted by an inviting entrance hallway that sets the tone for the rest of the home. The heart of this residence lies in the delightful open kitchen/diner, a bright and spacious area that serves as the perfect hub for both casual family meals and entertaining guests. In addition, the ground floor consists of a delightful living room with views to the front of the property. Completing the ground floor is a convenient downstairs toilet, adding to the functionality and practicality of the property. Moving to the first floor, you will find three generously sized bedrooms, each a spacious double offering ample room for personalisation and comfort. A family bathroom services all bedrooms, featuring modern amenities and a separate toilet for added convenience.





Beyond the interiors, this property boasts the potential for extension, subject to planning permission, allowing for further customisation and enhancement to suit individual preferences and requirements. Outside, the residence enjoys a large rear garden, predominantly laid with a well-manicured lawn and complemented by a charming patio seating area, ideal for outdoor gatherings and al fresco dining. In summary, this property presents a rare opportunity to own a well-appointed family home in a prime location, offering a seamless blend of comfort, convenience, and potential. With its spacious interiors, desirable setting, and scope for expansion, this residence is sure to capture the hearts of those seeking a harmonious blend of modern living and tranquillity. Arrange a viewing today to experience the full charm and potential 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



- Three Bedroom Detached Property
- Scope For Extension Subject To Planning Permission
- Bright & Spacious Family Home
- Open Plan Kitchen / Diner
- Living Room
- Three Double Bedrooms
- Family Bathroom
- Large Rear Garden
- Close To All Local Amenities

PORCH

HALL

LIVING ROOM

12' 0" x 11' 0" (3.65m x 3.35m)

OPEN PLAN BREAKFAST KITCHEN & DINING ROOM

24' 7" x 11' 8" (7.50m x 3.55m)

GUEST WC

FIRST FLOOR

BEDROOM ONE

14' 3" x 13' 1" (4.35m x 4.00m)

BEDROOM TWO

14' 9" x 11' 10" (4.50m x 3.60m)

BEDROOM THREE

12' 0" x 11' 5" (3.65m x 3.48m)

BATHROOM

9' 4" x 8' 6" (2.85m x 2.60m)

SEPARATE WC

TOTAL SQUARE FOOTAGE

Total floor area: 133.5 sq.m (1437 sq.ft) approx



OUTSIDE THE PROPERTY

GARAGE

16' 3" x 8' 0" (4.95m x 2.45m)

LARGE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Belling oven and hob, extractor, Hisense fridge freezer, Beko dishwasher and washing machine, all carpets, blinds and light fittings, garden shed.

ADDITIONAL INFORMATION

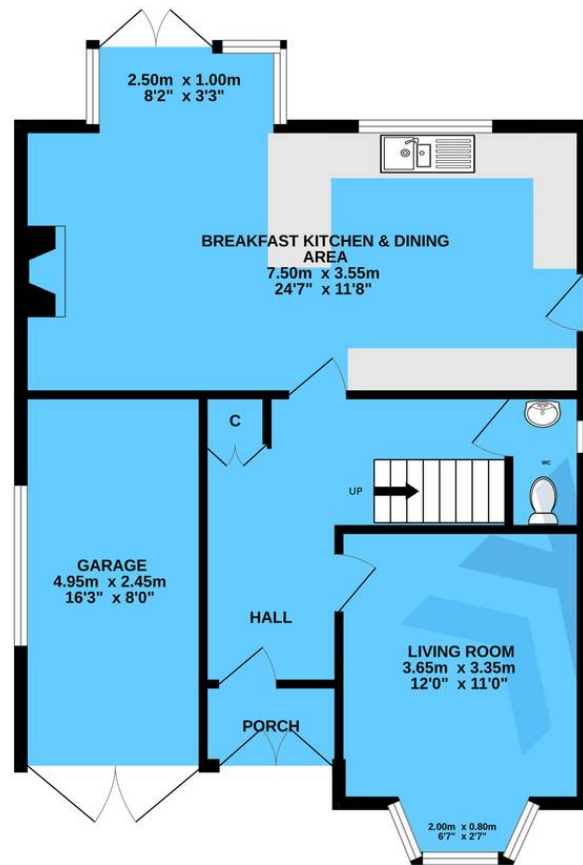
Services – Mains gas, electricity and water on a meter
Broadband – Sky Loft Space – With ladder and lighting.

MONEY LAUNDERING REGULATIONS

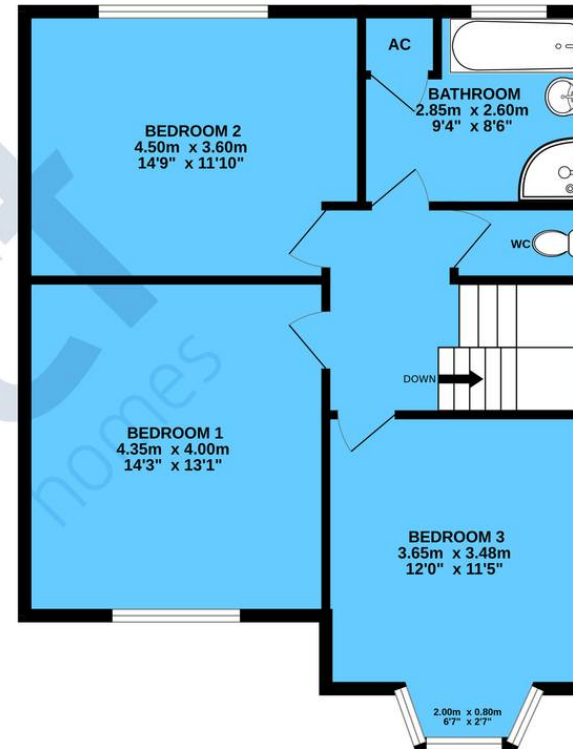
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 133.5 sq.m. (1437 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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