



## Chamberlain Crescent, Shirley

Guide Price £405,000



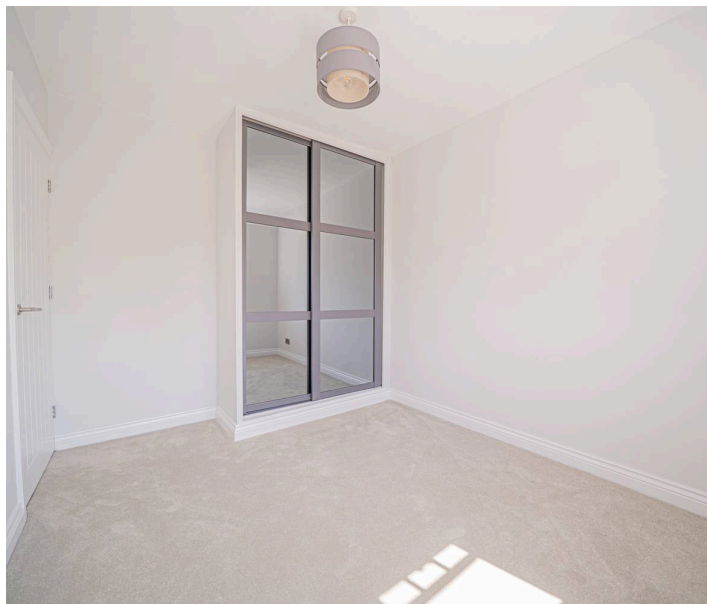


## PROPERTY OVERVIEW

An outstanding opportunity to acquire this stunning three-bedroom semi-detached property that has undergone extensive updates and refurbishment to an exceptional standard, located on a peaceful road and presented to the market with no upward chain and a ten year guarantee on all windows and kitchen extension.

Approached via a substantial driveway providing ample off-road parking for multiple vehicles, the property welcomes you through an extended porch leading to the entrance. The ground floor boasts a spacious living room flooded with natural light from the front aspect.

Continuing through, the real highlight is the impressive open plan kitchen/diner at the rear. This space is a true culinary delight, featuring fully integrated appliances, a large central island for casual dining, sleek sliding doors that lead out to the garden, and a skylight creating an ambience of space and light. This area effectively caters to modern living and entertaining needs. Upstairs, the property offers three generously-sized bedrooms, all serviced by a modern family bathroom.





The property benefits from an attractive rear garden with a well-maintained lawn and a substantial decking area, providing a perfect spot for outdoor dining and relaxation. Additionally, there is a unique opportunity to install a home office or garden room in the garden, with services already in place. The vendor is open to negotiating this as a separate feature, offering example images for consideration. In summary, this property presents a rare chance to own a meticulously updated home in a sought-after location. The seamless fusion of modern design elements, top-quality finishes, and thoughtful enhancements make this property a standout choice for discerning buyers seeking a turn-key residence. Book your viewing now to fully appreciate the lifestyle on offer at this exceptional property.

#### 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: C

Tenure: Freehold





- Stunning Three Bedroom Semi-Detached Property
- Significantly Refurbished To A High Specification
- NO UPWARD CHAIN
- 10 Year Guarantee On All Windows & Kitchen Extension
- Immaculately Presented Throughout
- Spacious Living Room
- Modern Open Plan Kitchen / Diner
- Three Generously Sized Bedrooms
- Lawn Rear Garden With Scope For Garden Room / Home Office

#### **PORCH**

#### **LIVING ROOM**

19' 9" x 11' 6" (6.02m x 3.51m)

#### **KITCHEN/DINER**

20' 8" x 17' 4" (6.30m x 5.28m)

#### **WC**

6' 0" x 2' 7" (1.83m x 0.79m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

10' 10" x 8' 6" (3.30m x 2.59m)

#### **BEDROOM TWO**

10' 11" x 8' 5" (3.33m x 2.57m)

#### **BEDROOM THREE**

7' 11" x 5' 10" (2.41m x 1.78m)

#### **BATHROOM**

6' 3" x 5' 10" (1.91m x 1.78m)

#### **TOTAL SQUARE FOOTAGE**

87.0 sq.m (936 sq.ft) approx.



**OUTSIDE THE PROPERTY**  
**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**ATTRACTIVE REAR GARDEN**

**ITEMS INCLUDED IN THE SALE**

Lamona integrated oven, Lamona integrated hob, Lamona extractor, Lamona microwave, Lamona fridge/freezer, Lamona dishwasher and all carpets and light fittings.

**ADDITIONAL INFORMATION**

Services - mains gas, electricity, sewers. Broadband - ADSL copper wire. Loft space - boarded.

**INFORMATION FOR POTENTIAL BUYERS**

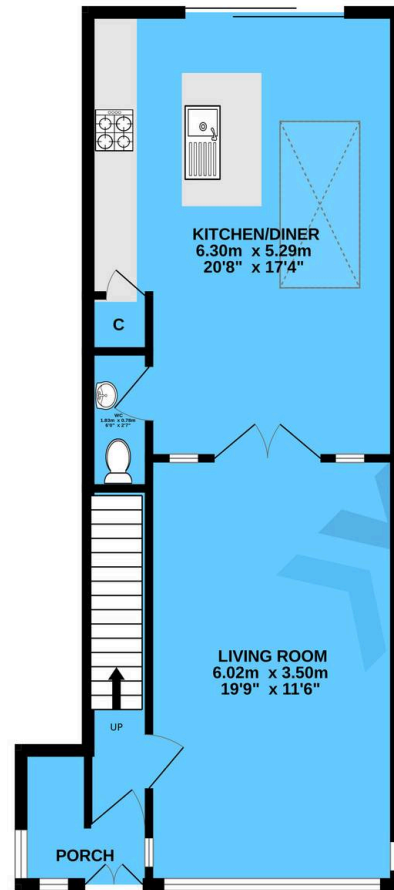
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

**DISCLAIMER**

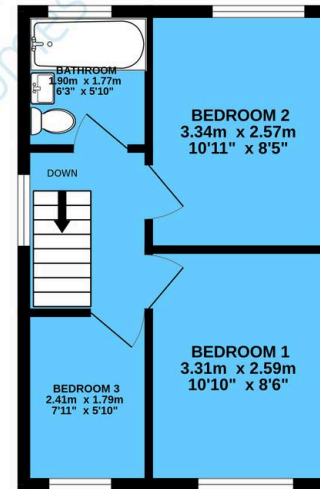
The photos of the garden room in the rear garden are examples of what could be installed at the end of the garden, this is subject to agreement and via separate negotiation.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 87.0 sq.m. (936 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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