



**Berry Maud Lane, Shirley**

Offers in Region of **£450,000**







## PROPERTY OVERVIEW

Situated on a tranquil road in the sought-after area of Shirley, this impressive four-bedroom detached family home offers contemporary living spaces and stylish finishes throughout. Entering through the spacious hallway boasting ample storage and a convenient guest cloakroom, the property leads to two versatile reception rooms, including a capacious living room and a flexible home office or playroom. The heart of the home lies in the vast open-plan kitchen/diner featuring fully integrated appliances and seamless access to the rear garden. A practical utility room adjoins the kitchen, providing additional functionality. Upstairs, the property comprises four generously proportioned bedrooms, with the large principal bedroom benefiting from an en-suite bathroom, while the remaining bedrooms are served by a family bathroom. Outside, the delightful rear garden boasts a large decked seating area, perfect for outdoor entertaining. Ample parking is available to the side of the property, leading to a detached single garage. This property presents a rare opportunity to secure a spacious family home in a peaceful location.





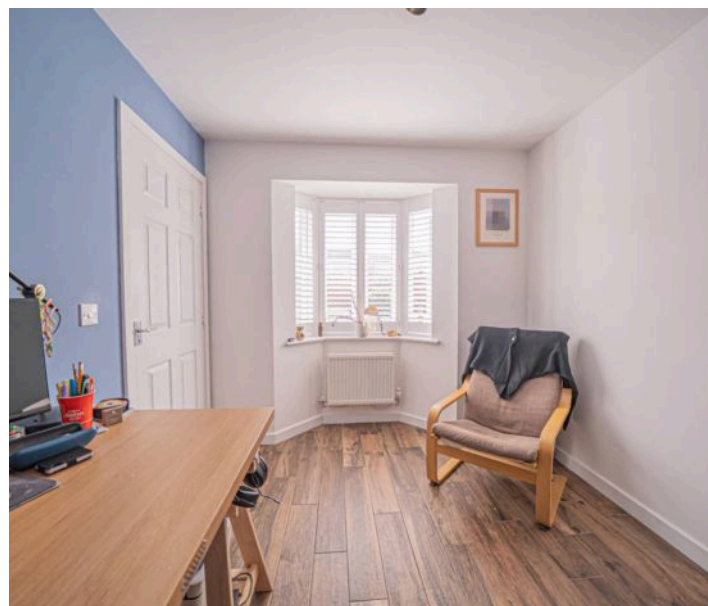
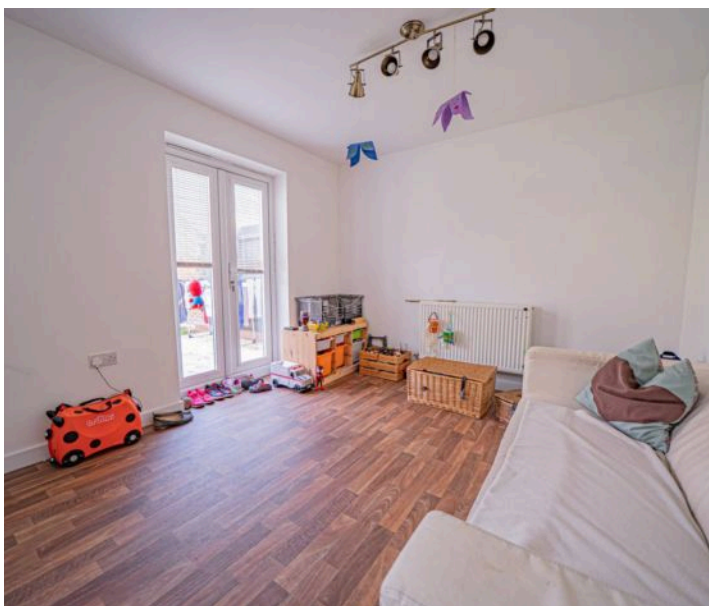
## PROPERTY LOCATION

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 Family Home
- Set On A Quiet Road In Shirley
- Two Large Reception Rooms
- Open Plan Kitchen / Diner
- Four Generously Sized Bedrooms
- Principal Bedroom With En-Suite
- Delightful Rear Garden
- Side Parking & Detached Garage





## HALLWAY

### WC

5' 5" x 4' 2" (1.65m x 1.27m)

### LIVING ROOM

14' 0" x 9' 9" (4.27m x 2.97m)

### HOME OFFICE/PLAYROOM

10' 3" x 8' 5" (3.12m x 2.57m)

### KITCHEN/DINER

25' 7" x 10' 2" (7.80m x 3.10m)

### UTILITY ROOM

5' 10" x 5' 7" (1.78m x 1.70m)

## FIRST FLOOR

### PRINCIPAL BEDROOM

13' 5" x 12' 1" (4.09m x 3.68m)

### ENSUITE

8' 5" x 4' 9" (2.57m x 1.45m)

### BEDROOM TWO

12' 0" x 8' 11" (3.66m x 2.72m)

### BEDROOM THREE

10' 10" x 8' 3" (3.30m x 2.51m)

### BEDROOM FOUR

8' 9" x 7' 9" (2.67m x 2.36m)

### BATHROOM

8' 3" x 5' 7" (2.51m x 1.70m)





## **OUTSIDE THE PROPERTY**

### **DETACHED GARAGE**

16' 5" x 10' 4" (5.00m x 3.15m)

### **TOTAL SQUARE FOOTAGE**

131.2 sq.m (1412 sq.ft) approx.

### **AMPLE PARKING TO THE SIDE**

### **DELIGHTFUL REAR GARDEN WITH DECKED AREA**

**ITEMS INCLUDED IN THE SALE**

Electrolux integrated oven, Gorenje fridge/freezer, Bosch dishwasher, Bosch washing machine, Samsung tumble dryer, children's playhouse, all carpets, curtains, blinds and light fittings and wardrobe in the bedroom and beds from other rooms (if required).

**ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.

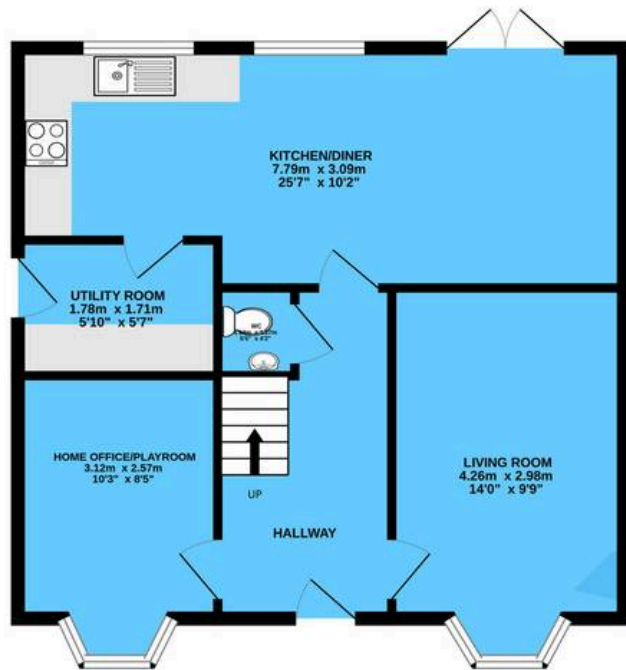
**INFORMATION FOR POTENTIAL BUYERS**

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.

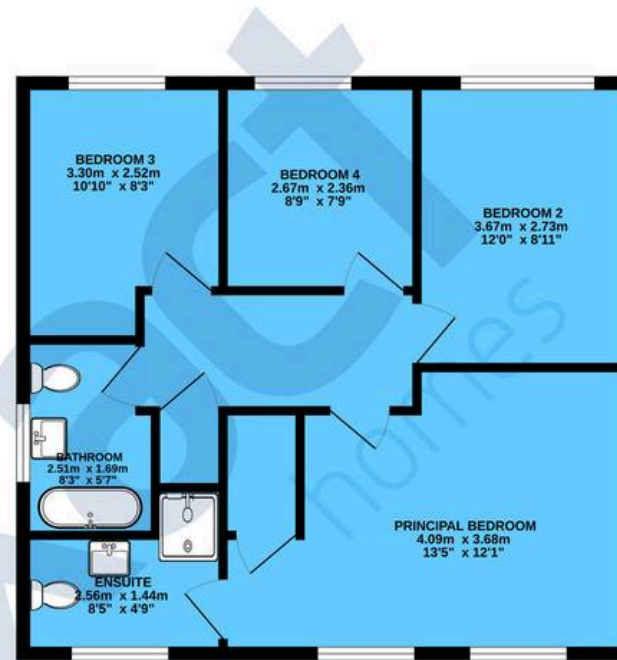




GROUND FLOOR



1ST FLOOR



GARAGE



TOTAL FLOOR AREA : 131.2 sq.m. (1412 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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