



Magnolia Drive, Shirley

Guide Price £675,000







## PROPERTY OVERVIEW

Nestled on a tranquil cul-de-sac with delightful views, this stunning four-bedroom detached family home has been tastefully refurbished to a high specification throughout, offering an exceptional living experience. Welcoming you with elegance and charm, the property is accessed via an impressive entrance hallway that sets the tone for the sophistication and style found within. The heart of the home lies in the gorgeous open plan kitchen/diner, flooded with natural light, creating a warm and inviting ambience. The kitchen boasts high-quality work surfaces and units, integrated appliances, and a large central island, providing both a functional workspace and a gathering place for family and friends. For added convenience, there is a practical utility room adjacent to the kitchen, offering ample storage and workspace for laundry needs. The spacious open plan living room is ideal for relaxing and entertaining, while a large guest cloakroom provides practicality for guests and residents alike. Ascending the stairs, you will find four generously sized bedrooms, each offering a peaceful retreat from the day's hustle and bustle. The large principal bedroom features fitted wardrobes and an ensuite, providing a luxurious and private sanctuary. The remaining bedrooms are serviced by a family bathroom, tastefully designed with modern fixtures and fittings.







Beyond the interiors, the property boasts a well-maintained rear garden, offering a tranquil outdoor space for relaxation and recreation. A patio seating area provides an ideal spot for al fresco dining or enjoying the fresh air. A driveway provides off-road parking for multiple vehicles and leads to a detached garage, offering additional storage space or parking options. In conclusion, this exquisite family home combines luxury living with practical design, creating a harmonious blend of comfort and style. With its prime location, stunning interiors, and ample outdoor space, this property offers an exceptional opportunity to own a truly remarkable residence.

#### 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: F

Tenure: Freehold





- Stunning Four Bedroom Detached Family Home
- Beautifully Refurbished To A High Specification Throughout
- Open Plan Kitchen / Diner With Abundance Of Natural Light
- Large Living Room
- Four Generously Sized Bedrooms
- Principal Bedroom With En-Suite & Fitted Wardrobes
- Delightful Rear Garden
- Driveway Leading To Detached Garage

#### **ENTRANCE HALLWAY**

##### **WC**

6' 2" x 3' 6" (1.88m x 1.07m)

##### **LIVING ROOM**

21' 6" x 12' 1" (6.55m x 3.68m)

##### **KITCHEN/DINER**

21' 7" x 17' 2" (6.58m x 5.23m)

##### **UTILITY ROOM**

7' 0" x 5' 11" (2.13m x 1.80m)

#### **FIRST FLOOR**

##### **PRINCIPAL BEDROOM**

13' 3" x 12' 11" (4.04m x 3.94m)

##### **ENSUITE**

7' 1" x 4' 8" (2.16m x 1.42m)

##### **BEDROOM TWO**

12' 10" x 10' 5" (3.91m x 3.18m)

##### **BEDROOM THREE**

10' 10" x 9' 5" (3.30m x 2.87m)

##### **BEDROOM FOUR**

9' 0" x 7' 11" (2.74m x 2.41m)

##### **BATHROOM**

7' 10" x 6' 6" (2.39m x 1.98m)



**TOTAL SQUARE FOOTAGE**

141.0 sq.m (1518 sq.ft) approx.

**OUTSIDE THE PROPERTY****WELL MAINTAINED REAR GARDEN****PATIO SEATING AREA****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****DETACHED GARAGE****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer, garden shed, all blinds and light fittings, some carpets and curtains, CCTV, car charging point (fitted 2024) and fitting wardrobes in one bedroom.

**ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - ADSL copper wire.



#### **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.

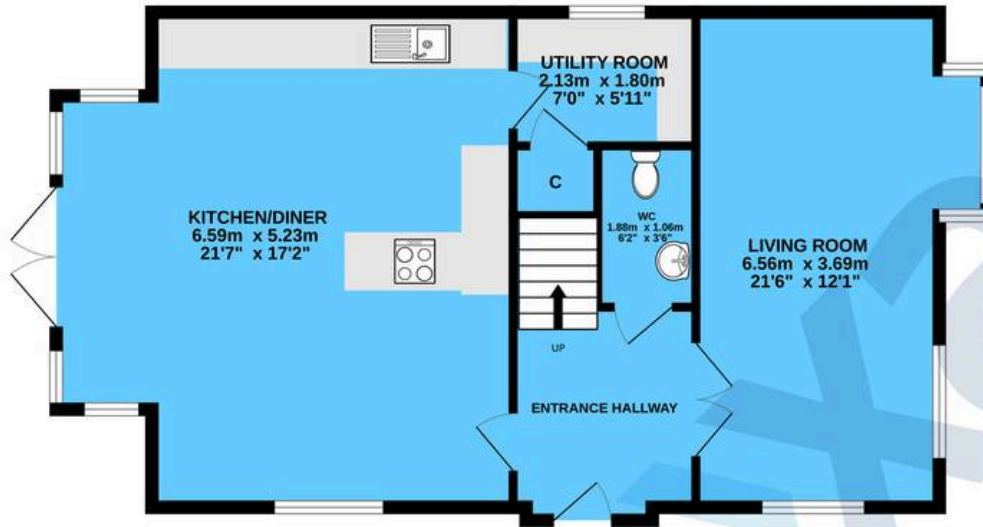
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

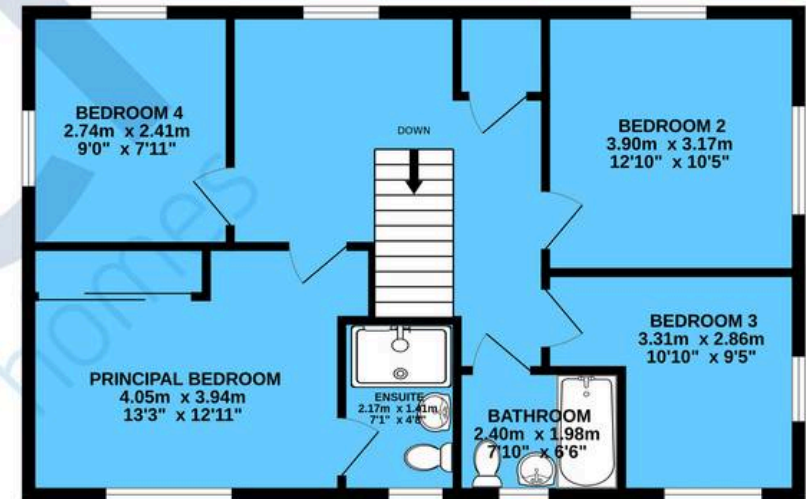




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 141.0 sq.m. (1518 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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