



Malmesbury Road
Shirley
Southampton
Hampshire
SO15 5FP

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KEY FEATURES:

- EXTENDED FIVE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER LOCATION CLOSE TO SHIRLEY HIGH STREET
- FANTASTIC SIZE THROUGHOUT
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS
- FAMILY BATHROOM AND TWO SHOWER ROOMS
- EXTENDED KITCHEN BREAKFAST ROOM
- A MUST SEE



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The Independent Estate Agents & Surveyors
Est. 1995

INTRODUCTION

This extended 5 bedroom character property is a fantastic size throughout and offers a flexible accommodation over three floors, it is set within the sought after area of Shirley so is just a stone throw from Shirley High Street with all of its amenities including Shops, Supermarkets, Cafes, Bars and Restaurants. Southampton Central train station is also close by and there are great links to the city centre. The property has benefited from not only a roof conversion but a rear extension too, so now offers a Lounge, Dining room, large Kitchen and bathroom all on the ground floor, three good sized bedrooms and a shower room on the first and a further two bedrooms and another shower room on top floor. This really is a must see property to gauge the size and flexibility of the layout so call now to book your viewing.

INTERNALLY

As you enter the property you are greeted by the hallway which has doors to both the lounge and dining room and stairs that head up to the first floor which also provides storage beneath. The lounge is to the front and has a double glazed bay window to the front aspect which floods in lots of natural light. The dining room which is currently being used as the lounge has a double glazed window to the side aspect and a door that leads into the great sized extended Kitchen. The Kitchen has been fitted with a modern range of oak shaker style base and eye level units with dark granite effect worktops with an inset stainless steel sink, tiled splash backs and spaces for a range style cooker, tall fridge freezer and a washing machine. There is a double window to the side aspect, a double glazed door that leads out to the garden and a door into the family bathroom. The family bathroom has an obscured glass double glazed window to the rear aspect and has been fitted with a modern three piece suite comprising of a p shaped panel enclosed bath with shower over, pedestal wash hand basin and low level W/C. There is tiling to both the walls and floor. As you head upstairs you will find the landing which has doors to bedrooms one, two and three, the shower room and stairs that lead up to the top floor. Bedroom one can be found to the front and has a double glazed bay window to the front aspect, alongside this is the shower room which has been fitted with a modern three piece suite comprising of a double shower unit with shower over, low level W/C and corner gloss white vanity unit with inset sink, tiling to



both the walls and floor and a double glazed window to the side aspect. Bedroom two is to the rear of the property and is a good sized double and has a double glazed window to the rear aspect that overlooks the garden and bedroom three is next to this with a double glazed window to the side aspect. As you head up to the top floor you will find both bedrooms four and five of which both have double glazed windows to the side aspect and another shower room which is in between the two and has been fitted with a modern white suite comprising of a shower unit with shower over, wall hung sink and low level W/C.

EXTERNALLY

The front of the property is enclosed by dwarf walling with a gate giving access onto the path that leads up to the front door and to a gate that gives side access to the rear garden, the rest has been laid to patio. The rear garden is enclosed by wood panel fencing and wall and has been mainly laid to lawn.

LOCATION

Situated in Shirley, this property offers easy access to the popular shopping area of Shirley High Street which benefits from a range of chain stores including Sainsbury's, Iceland, Wilkinson's, Lidl and a number independent retailers. There is a range of public transport on offer including rail travel from Southampton Central Station and Millbrook train station. The M3 can be accessed through Winchester Road and Bassett Avenue and the M27 can be accessed via Millbrook Road, leading onto the M271. Southampton is a historic port city on England's south coast which offers a range of shopping and leisure facilities including Ocean Village, West Quay, the Cultural Quarter, Mayflower Theatre and the Civic Centre including the Titanic Museum.



**HALLWAY
LOUNGE**

14' 04" x 13' 00" (4.37m x 3.96m)

DINING ROOM

13' 01" x 12' 00" (3.99m x 3.66m)

KITCHEN

20' 08" x 13' 00" (6.3m x 3.96m)

BATHROOM

07' 00" x 06' 06" (2.13m x 1.98m)

BEDROOM ONE

14' 03" x 13' 02" (4.34m x 4.01m)

SHOWER ROOM

10' 01" Max x 05' 05" Max (3.07m x 1.65m)

BEDROOM TWO

13' 02" x 12' 05" (4.01m x 3.78m)

BEDROOM THREE

09' 11" x 07' 06" (3.02m x 2.29m)

BEDROOM THREE

09' 11" x 07' 06" (3.02m x 2.29m)

BEDROOM FOUR

12' 02" x 09' 10" (3.71m x 3m)

SHOWER ROOM

07' 02" x 05' 06" (2.18m x 1.68m)

BEDROOM FIVE

12' 05" x 09' 09" (3.78m x 2.97m)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

OFFER CHECK PROCEDURE

If you are considering making an offer on this property, our clients will require confirmation of your status. We have therefore adopted an offer check procedure which involves our Financial Adviser verifying your position. To enable our compliance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we shall require two forms of identification, one showing proof of name, the other showing proof of address. This will be required before any sale can commence.

CONVEYANCING REFERRAL SERVICES

Beal's refer Conveyancing Services to Move With Us Limited who have a panel of solicitors to instruct. Beal's will only be paid a referral fee upon sign up and completion of any conveyancing services. The average revenue per referral is 384 made of Completion fees, Incentives, DC/JS Extras, Search commission and ID commission. It is your decision whether you choose to deal with Move With Us Limited and the solicitor they instruct.

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