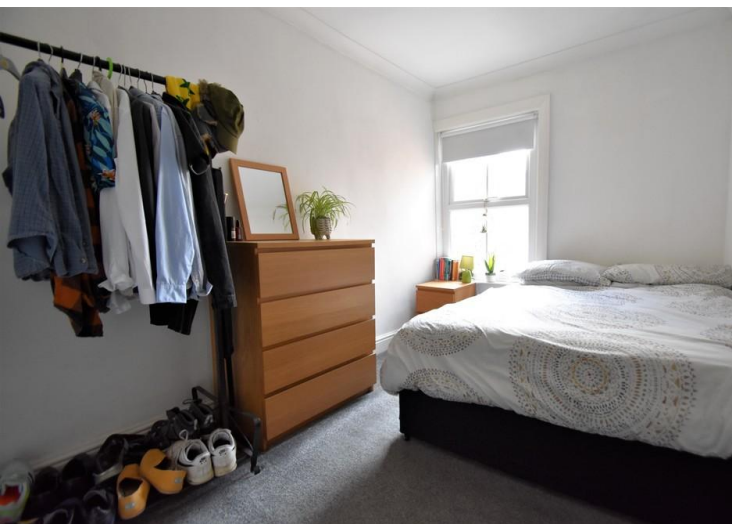


# BEALS

The Independent Estate Agents & Surveyors  
Est. 1995



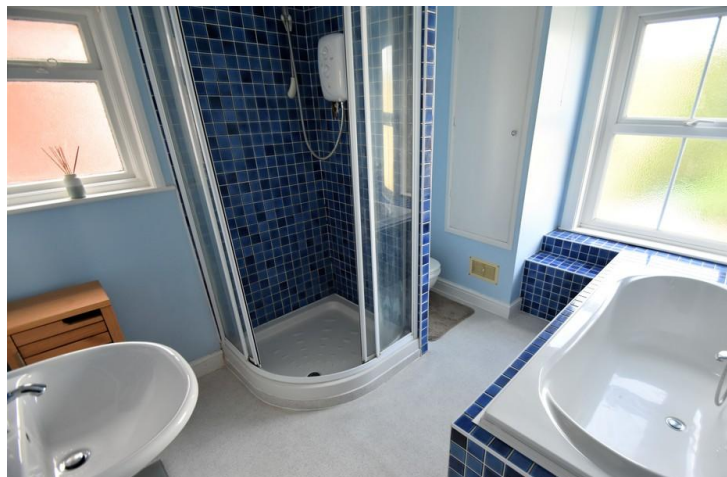
Wordsworth Road  
Shirley  
Southampton  
SO15 5LX



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**KEY FEATURES:**

- › TWO BEDROOM CHARCETR PROPERTY
- › VIEWS ACROSS ST JAMES PARK
- › FANTASTIC SIZE AND CONDITION THROUGHOUT
- › SOUGHT AFTER LOCATION
- › CLOSE TO SHIRLEY HIGH STREET AND HOSPITAL
- › KITCHEN AND UTILITY ROOM
- › FOUR PIECE BATHROOM SUITE



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## INTRODUCTION

This two bedroom end of terrace character house is set in the highly sought-after Wordsworth Road which is directly opposite St James Park and is just a stone's throw from Shirley high street with all of its shops, cafes, bars and local amenities, which makes this a very convenient location. The property is a great size and in fantastic condition throughout and benefits from a Lounge with bay window to the front which overlooks the park, good sized dining room, Modern dual aspect kitchen and utility room all on the ground floor and two double bedrooms and beautiful four piece bathroom suite on the first. We are expecting a lot of interest in this property, so call now to book your viewing.

## INTERNALLY

As you enter the property you are greeted by the hallway which has a door to both the lounge and dining room and stairs up to the first floor. The lounge is to the front and has a double glazed bay window to the front which has views across St James Park and floods in lots of natural light, making the room feel light and airy. This is open to the Dining room which has a double glazed window to the rear and an understair storage cupboard and a doorway into the Kitchen. The Kitchen is dual aspect with double glazed windows to both the rear and side aspects as well as a door that leads out to the utility room. It has been fitted with a modern range of Maple and green shaker style base and eye level units with a complimentary dark granite effect worktops, inset stainless steel sink and tiled splash backs and there are spaces for a range style cooker, dishwasher and fridge. The utility room has a double glazed door that leads out to the decking area and garden and has been fitted with cream shaker base units with granite effect worktops, an inset stainless steel sink and tiled splash backs. On the first floor the good sized double master bedroom is to the front of the property and has three double glazed windows to the front which overlook the park and the second bedroom is also a good sized double and has a double glazed window to the rear aspect that overlooks the



rear garden. At the end of the landing you will find the very good sized bathroom (formerly bedroom three) which has been refitted with a modern white four piece bathroom suite consisting of a bath with chrome mixer tap shower attachment, low level WC, a pedestal wash hand basin and a quadrant shower cubicle with electric shower over. There is complimentary tiling to the walls and floor and double glazed frosted windows to both the side and rear aspects.

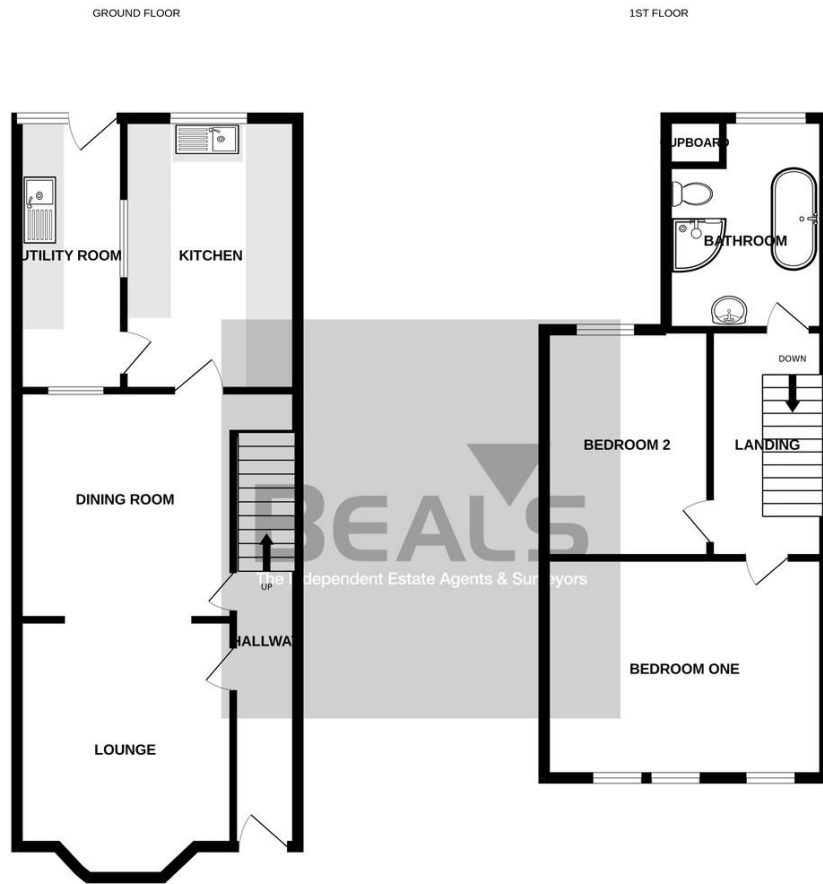
## EXTERNALLY

The front of the property is enclosed by a picket fence with a gate that opens onto the pathway that leads up to the front door the rest has been laid to decorative stone. The rear garden is enclosed by wood panel fencing and has mainly been laid to decorative stone, with a raised decking area and timber shed.

## 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.





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 is given as to their operability or efficiency can be given.  
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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.

### HALLWAY

### LOUNGE

11' 09" x 10' 00" (3.58m x 3.05m)

### DINING ROOM

11' 10" x 10' 04" (3.61m x 3.15m)

### KITCHEN

10' 08" x 08' 03" (3.25m x 2.51m)

### UTILITY ROOM

11' 00" x 05' 03" (3.35m x 1.6m)

### BEDROOM ONE

13' 04" x 10' 01" (4.06m x 3.07m)

### BEDROOM TWO

12' 02" x 07' 08" (3.71m x 2.34m)

### BATHROOM

10' 09" x 08' 03" (3.28m x 2.51m)

#### 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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