



Prunus Close  
Lordswood  
Southampton  
SO16 8ES



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**KEY FEATURES:**

- › THREE BEDROOM SEMI DETACHED HOUSE
- › HIGHLY SOUGHT AFTER LORDSWOOD AREA
- › GREAT SIZE THROUGHOUT
- › DRIVEWAY PARKING AND GARAGE
- › LOVELY SIZED LOUNG/DINER WITH PARQUET FLOORING
- › QUIET CUL DE SAC LOCATION
- › A MUST SEE PROPERTY



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The Independent Estate Agents & Surveyors  
Est. 1995





## INTRODUCTION

This three double bedroom family home is set within the sought after location of Lordshill which is close to local amenities and has great links to the motorway and Southampton City Centre. The property benefits from a lovely sized dual aspect Lounge/diner with original parquet flooring and doors out to the patio area and garden and Modern Kitchen all on the ground floor and three bedrooms and a family bathroom on the first. The property also benefits from having driveway Parking that leads up to the garage which has power and lighting and a door into a sheltered utility/Storage space.

## INTERNALLY

You enter the property through the porch which leads through to the hallway which has a door into the Lounge/Diner and stairs up to the first floor. The lounge Diner is dual aspect with large full height double glazed windows to the front aspect and double glazed patio doors that lead out to the garden, making this a lovely light and airy room. There is the original parquet flooring is still fitted, which has been refurbished and a door from here leads into the kitchen. The kitchen is to the rear of the property and has a double glazed window to the rear aspect that overlooks the garden. It has been fitted with a range of white shaker style base, eye level and drawer units, granite effect worktops with inset stainless steel sink and tiled splash backs. There are spaces for a cooker, tall fridge freezer and a washing machine. As you head upstairs you will find the master bedroom to the rear which has a double glazed bay window to the rear aspect and the family bathroom is alongside this and has been fitted with a cream suite comprising of a bath with electric shower over, low level W/C, pedestal wash hand basin and complimentary tiling to the walls and floor. Both bedrooms two and three are at the front of the property and have windows to the front aspect, bedroom three also benefits from having a built in wardrobe.



## EXTERNALLY

The front of the property has been mainly laid to lawn with flower and shrub borders. There is a Driveway that leads up to Garage. The rear garden is enclosed by wood panel fencing and has been landscaped with a patio area with steps up to the lawn area, which has flower and plant borders.

## LOCATION

Located in the Lordswood district, this residential area is surrounded by tall leafy trees and is remarkably quiet and you will be spoilt for open spaces to enjoy a walk or other outside activities on a pleasant day. There is a convenient Tesco Express very close by and Lordshill Centre is just a mile up the road where you will find a Sainsbury's super store with petrol station, along with a doctors surgery, chemist, newsagent & bingo hall. Southampton General Hospital is within a 5 min drive or 15 min walk, plus there is excellent public transport from the main Lordswood Road to take you to Shirley or the City Centre. Parking is provided at the development and the location is also within quick easy access of the M271 for the M27 / M3 for those commuting further afield.)



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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## PORCH HALLWAY

**LOUNGE**  
16' 08" x 12' 10" (5.08m x 3.91m)

**DINING ROOM**  
08' 02" x 08' 00" (2.49m x 2.44m)

**KITCHEN**  
09' 03" x 07' 03" (2.82m x 2.21m)

## LANDING

**BEDROOM ONE**  
12' 02" x 09' 07" (3.71m x 2.92m)

**BEDROOM TWO**  
10' 05" x 09' 01" (3.18m x 2.77m)

**BEDROOM THREE**  
06' 10" x 06' 09" (2.08m x 2.06m)

**BATHROOM**  
06' 07" x 06' 01" (2.01m x 1.85m)

## 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.



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.

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