



Arthur Road
Shirley
Southampton
SO15 5DX

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KEY FEATURES:

- › BEAUTIFUL FOUR DOUBLE BEDROOM DETACHED HOUSE
- › WEALTH OF CHARACTER FEATURES
- › SOUGHT AFTER LOCATION CLOSE TO HIGH STREET
- › FANTASTIC SIZE THROUGHOUT
- › THREE RECEPTION ROOMS
- › DRIVEWAY PARKING
- ›



BEAL'S
The Independent Estate Agents & Surveyors
Est. 1995

INTRODUCTION

This four double bedroom detached character property is set within the highly sought after area of Shirley, so is just a stones throw from Shirley high street with all of its amenities including supermarkets, shops, bars and restaurants and just a short walk to Southampton Central main line train station. The property benefits from a lounge, sitting room, dining room, wet room, sun room and kitchen on the ground floor and four good sized bedrooms and family bathroom on the first floor. This property really is a fantastic size throughout and offers a flexible layout so call now to book your viewing.

INTERNALLY

As you enter the property you are greeted by the hallway which has doors to the dining room, lounge, sitting room, wet room and kitchen and stairs that head up to the first floor. The dining room is to the front and is a lovely size with original coving and picture rails, a feature fireplace with wood surround and inset gas fire and a double glazed bay window to the front aspect which floods in lots of natural light. The lounge is alongside this and again has original coving and picture rails and a fireplace with stone surround and inset gas fire and another double glazed bay window to the front aspect making this a lovely light room. The sitting room room is a good size and has a double glazed window to the rear aspect, a wall hung gas fire and a built in storage cupboard. The wet room is opposite the sitting room and has been fitted with a modern suite comprising of a pedestal wash hand basin, low level W/C and a chrome mixer shower, there is complimentary tiling to the walls and floor and a double glazed frosted window to the side aspect. The kitchen has been fitted with a modern range of beech shaker style base and eye level units with dark granite effect breakfast bar and worktops and with an inset stainless steel sink and tiled splash backs. There is a fitted mid height double oven and gas hob with built in extractor over and space's for a tall fridge freezer. The room is dual aspect with double glazed windows to both the side and



rear aspects and a door that leads out to the sun room. The sun room is triple aspect with windows to both sides and the rear and has a door that leads out into the garden. As you head upstairs you will find the landing which is light and spacious with a double glazed window to the side aspect and doors to all four bedrooms and the good sized family bathroom. Bedroom one and two are both very good sized doubles and can both be found to the front, both benefiting from double glazed bay windows to the front aspect. Bedroom four is towards the rear of the property and is a good sized double and has two fitted wardrobes and a double glazed window to the rear aspect that overlooks the garden, and bedroom three is opposite this and has a double glazed window to the side aspect. The Bathroom is at the end of the landing and has been fitted with a white three piece suite comprising of a bath with mixer tap shower

over, low level W/C and pedestal wash hand basin. There is complimentary tiling to the splashbacks and a vinyl floor and double glazed windows to both the rear and side aspects.

EXTERNALLY

The front is enclosed by dwarf wall with double wrought iron gates that lead onto the block paved driveway, there is a gate that gives side access to the rear garden and the rest has been mainly laid to lawn with flower and shrub borders. The rear garden is enclosed by wall and has been mainly laid to lawn with flower and shrub borders and a patio area.



GROUND FLOOR

1ST FLOOR



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, omissions or misstatements. This plan is for illustrative purposes only and should not be used as such for any purpose.



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.

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.

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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