



**Connells**

Beech Road  
Southampton



### Property Description

Connells are marketing this charming three bedroom semi-detached home. Its within walking distance of Shirley High Street, and West Quay is a short drive. Both locations boast a wide variety of shops, restaurants, supermarkets and amenities, with easy access to the M271/M27-perfect for commuters. Bus routes and transport links offer easy travel around the city, and Southampton Central is not even a ten-minute drive. Nearby, Southampton Common offers expansive green space ideal for dog walking, exercising or relaxing outdoors.

The entrance hall has a useful storage cupboard, and the spacious living room features a bay window with separate dining room benefits from charming period touches. The kitchen includes neutral cabinetry, ample cupboards and space for freestanding appliances. As you make your way upstairs, all three bedrooms are well-proportioned and a three piece shower suite makes this the perfect family home.



Further benefits include gas central heating, double glazing, private garden with side access and off street parking two cars.

## Hallway

## Lounge

Irregular Shaped Room 13' 6" x 11' 1" ( 4.11m x 3.38m)

## Dining Room

Irregular Shaped Room 11' 11" x 11' ( 3.63m x 3.35m)

## Kitchen

8' 8" x 7' 10" ( 2.64m x 2.39m )

## Bedroom One

Irregular Shaped Room 13' 7" x 11' ( 4.14m x 3.35m)

## Bedroom Two

Irregular Shaped Room 12' 4" x 9' 1" ( 3.76m x 2.77m)

## Bedroom Three

8' 8" x 7' 7" ( 2.64m x 2.31m )

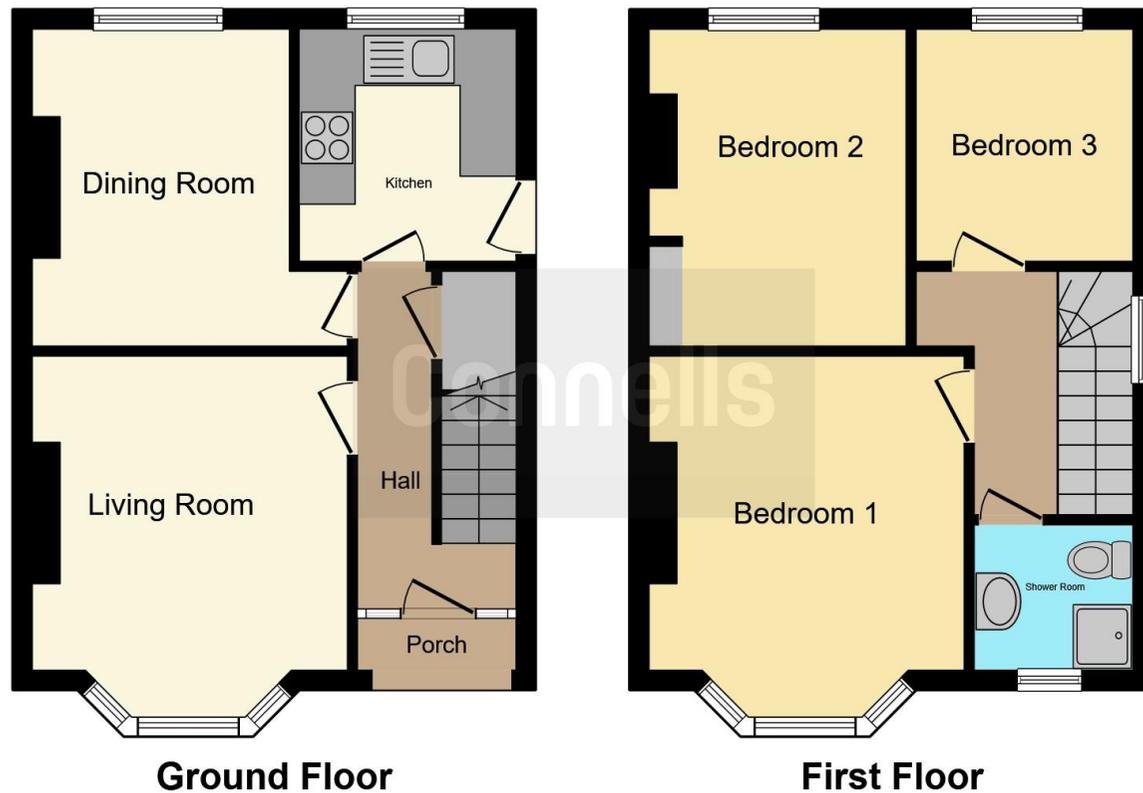
## Shower Room

6' 3" x 5' 11" ( 1.91m x 1.80m )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 02380 789 351**  
**E [shirley@connells.co.uk](mailto:shirley@connells.co.uk)**

409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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