



Chimney Pots

ESTATE AGENTS

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Butts Road, Sholing, SO19 1BR

£300,000



A beautifully presented semi detached home  
Offering bright and spacious accommodation  
Three bedrooms and modern shower room  
Lounge and separate dining area  
Private garden over two levels  
Driveway parking to the front  
Within walking distance of the local schools  
No forward chain

This well presented home offers a welcoming sense of space and practicality from the moment you arrive. Thoughtfully arranged over two floors, it combines comfortable everyday living with modern touches and elevated views, making it an appealing choice for anyone seeking a home that's both functional and inviting.

The entrance hall sets a comfortable, homely tone as you step inside, with practical room for coats, shoes and everyday essentials. The impressive open plan living and dining area delivers instant wow factor — spacious yet cosy, with sliding doors that frame elevated views across the city. Dimmable LED downlights let you tailor the atmosphere for relaxed evenings or lively gatherings.

The contemporary fitted kitchen features off-white high-gloss units, wood-effect worktops and thoughtful storage throughout. There's space for all key appliances, including a freestanding fridge freezer, washing machine and dishwasher, while keen cooks will appreciate the gas hob. A side door provides direct access to the garden, ideal for outdoor dining or bringing in shopping.

Upstairs offers three well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes. The modern shower room includes a generous double shower with both rainfall and handheld heads, plus a large airing cupboard for additional storage.

The rear garden is arranged over two private levels. The upper level is fully paved — perfect for summer barbecues — while the lower level has previously been used as a hot tub area. Both levels feature outdoor sockets, offering great potential for future enhancements. Additional benefits include side access and a driveway for two cars.

#### Disclaimer

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verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti Money Laundering Regulations (2017) we are required by law to conduct Anti Money Laundering Checks. There is a charge of £65 inc VAT per property.

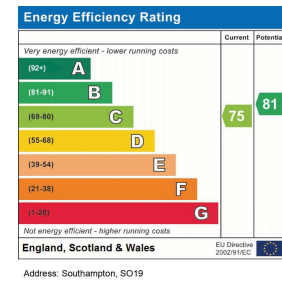
# Floor Plan



# Area Map



# Energy Performance Graph



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