



St James Road, Upper Shirley, SO15 5FD
Shirley

Offers Over
£400,000

Property Type: End of Terrace House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Hamwic Independent Estate Agents offer for sale this well presented and generously spacious three double bedroom end-terraced family home, occupying a sought-after corner plot in the highly regarded Upper Shirley area of Southampton. Benefits include two spacious reception rooms, modern kitchen, conservatory, ground floor cloakroom, driveway parking and an enclosed rear garden. Ideally located close to Southampton General Hospital, local amenities, schools and excellent commuter links. An ideal family home and early viewing is highly recommended.

- Sought-After Upper Shirley Corner Plot Position
- Three Genuine Double Bedrooms
- Spacious Semi-Detached Family Home
- Two Separate Reception Rooms
- Modern Rear Aspect Kitchen
- Conservatory Overlooking Rear Garden
- Ground Floor Cloakroom / WC
- Driveway Off Road Parking For Multiple Vehicles
- South-Westerly Enclosed Rear Garden
- Close To Southampton General Hospital & Excellent Transport Links

Hamwic Independent Estate Agents are delighted to offer for sale this well presented and generously spacious three double bedroom end-terraced family home, occupying a sought-after corner plot position within the highly regarded Upper Shirley area of Southampton. Offering excellent proportions throughout, this attractive home benefits from two spacious reception rooms, a modern rear aspect kitchen, conservatory, ground floor cloakroom, driveway off road parking, and a lawned rear garden, making it an ideal choice for families, up sizers, or buyers seeking a well-balanced home within a highly convenient and established residential location.





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Overall, this is a well-balanced and spacious family home in a highly desirable Upper Shirley location, offering generous room sizes, three true double bedrooms, excellent off road parking, and convenient access to Southampton General Hospital, Shirley High Street, Southampton Common and a range of transport links. An internal viewing is highly recommended to appreciate the size, position and lifestyle opportunity on offer.

Additional Information

Construction: Brick Under Tiled Roof

Utilities / Services: Mains Water, Mains Electric, Gas Central Heating

Windows: Double Glazed Windows

Council Tax Band: C

Tenure: Freehold

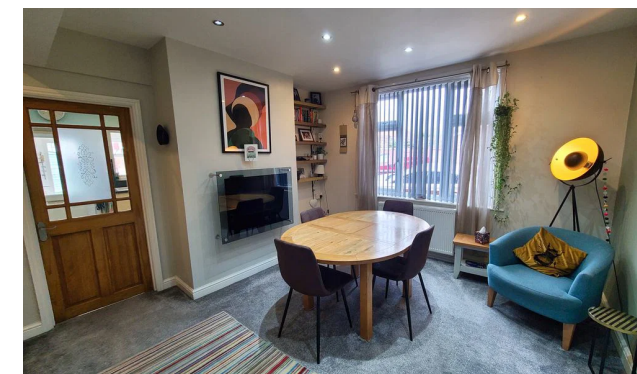
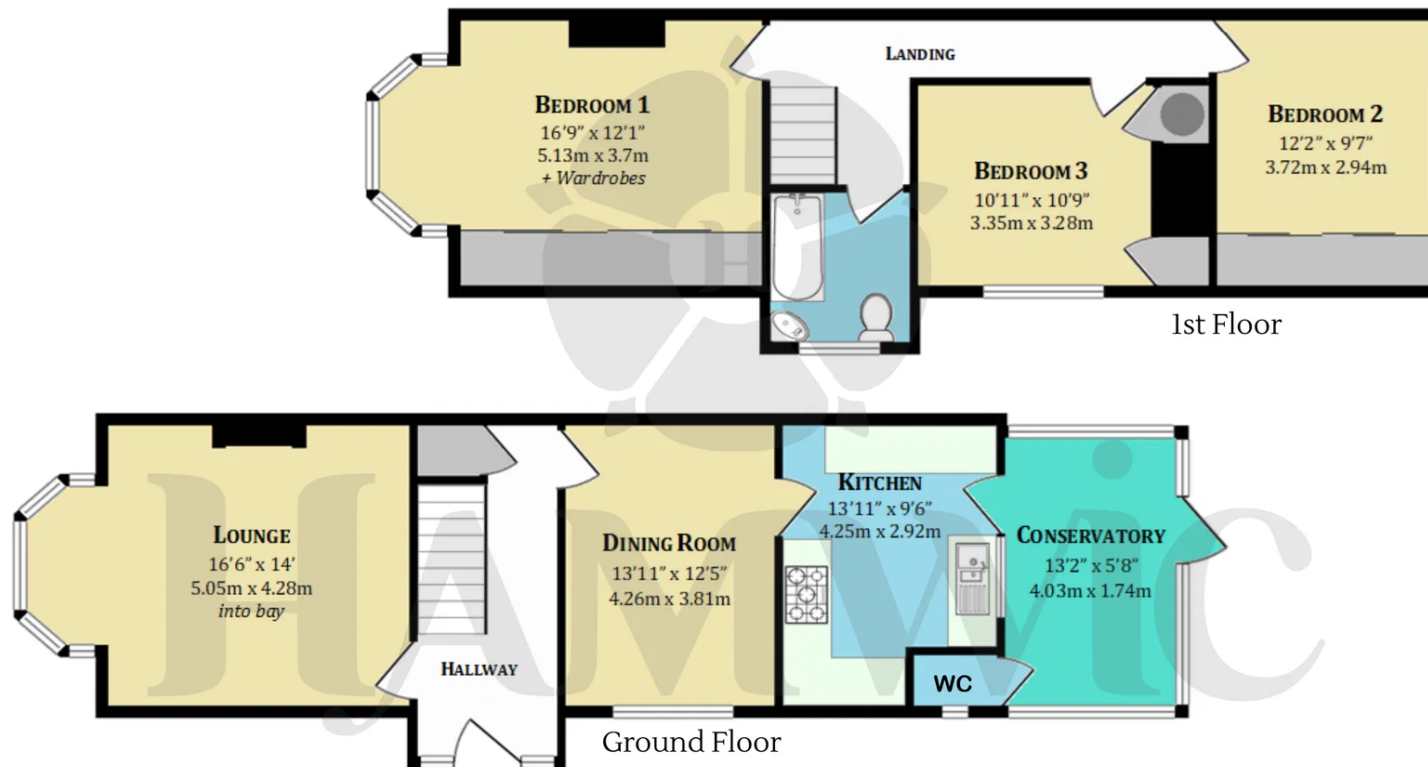
Location - St James Road is ideally situated within the ever-popular Upper Shirley area of Southampton, a location highly regarded for its blend of established residential surroundings, excellent day-to-day convenience and strong commuter accessibility. The property is well placed for access to Southampton General Hospital, making it especially appealing to hospital staff and those seeking a well-connected city-edge location. Nearby are a wide range of shopping facilities in Shirley High Street, local schools including the well-regarded Upper Shirley High and Shirley Junior School catchment, regular bus services, and excellent road links towards Southampton City Centre, the M27, M271 and beyond. The property is also within easy reach of St James' Park and Southampton Common, offering wonderful green space, recreation and walking opportunities.

Disclaimer - Whilst every care has been taken in the preparation of these particulars, they are intended only as a guide and do not constitute any part of an offer or contract. All measurements, descriptions, services, appliances and tenure details are provided in good faith and should be independently verified by any prospective purchaser and/or their solicitor. Buyers are advised to carry out their own due diligence in respect of schools, transport links, broadband, mobile signal, parking arrangements and any planning or building regulation matters prior to exchange of contracts.

Tenure: Freehold

Council Tax Band: C





All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Hamwic Estate Agents

3 – 4 South Parade, Salisbury Road, Southampton SO40 3PY

02380 663999

enquiries@hamwicestateagents.co.uk

<https://www.hamwicestateagents.co.uk/>

