



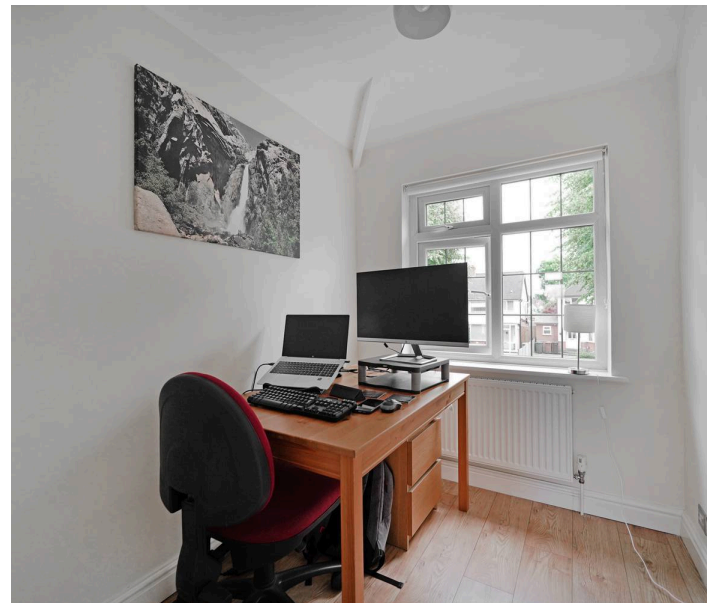
Stroud Road, Shirley  
£300,000





## PROPERTY OVERVIEW

Presenting this immaculately presented three-bedroom semi-detached house in a desirable location, this property offers a fantastic opportunity with NO UPWARD CHAIN, making it an ideal choice for first-time buyers looking to simply unpack and settle into their new home. Boasting a contemporary design and potential for extension (subject to necessary planning permission), this residence presents a perfect canvas for those looking to create their dream home. Upon entering, you are greeted by a bright hallway leading to an excellent kitchen/diner featuring modern work surfaces and integrated appliances, providing a stylish and functional space for cooking and dining. The spacious living room offers a comfortable retreat, highlighted by a feature bay window flooding the room with an abundance of natural light, creating a warm and welcoming atmosphere. Ascending to the first floor, you will find two generously sized double bedrooms alongside a single room, all serviced by a well-appointed family bathroom. Each room in the house is meticulously maintained and thoughtfully designed to offer both comfort and functionality. Outside, the property further impresses with a well-maintained rear garden boasting a superb patio seating area, perfect for outdoor entertaining and relaxation.





The front of the property features a nice block-paved driveway providing ample parking space for multiple vehicles, ensuring convenience for homeowners and guests alike. In conclusion, this property represents a rare opportunity to acquire a turnkey home with the potential for further expansion, making it a highly desirable option for discerning buyers. Viewing is essential to fully appreciate the charm and quality of this wonderful residence. Contact us today to arrange a viewing and take the first step towards securing this fantastic home for yourself.

#### PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.





#### AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £495.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Council Tax band: C

Tenure: Freehold

- Subject To Reserve Price
- Buyers Fees Apply
- Three Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- Ideal For First-Time Buyers
- Potential To Extend Subject To Planning Permission
- Open Plan Kitchen / Diner & Spacious Living Room
- Two Double Bedrooms & A Single
- Well Maintained Rear Garden



**PORCH**

**HALLWAY**

**LIVING ROOM**

13' 5" x 10' 9" (4.09m x 3.28m)

**OPEN PLAN KITCHEN/DINER**

16' 11" x 11' 0" (5.16m x 3.35m)

**FIRST FLOOR**

**BEDROOM ONE**

13' 10" x 10' 9" (4.22m x 3.28m)

**BEDROOM TWO**

10' 10" x 10' 9" (3.30m x 3.28m)

**BEDROOM THREE**

7' 3" x 6' 0" (2.21m x 1.83m)

**BATHROOM**

**TOTAL SQUARE FOOTAGE**

Total floor area 68 sq.m = 732 sq.ft. approx

**OUTSIDE THE PROPERTY**

**WELL MAINTAINED REAR GARDEN**

**DRIVEWAY TO THE FRONT PROVIDING AMPLE PARKING**



#### **ITEMS INCLUDED IN THE SALE**

Cable oven, extractor, fridge freezer and dishwasher, Logik hob, all carpets, curtains and blinds and some light fittings.

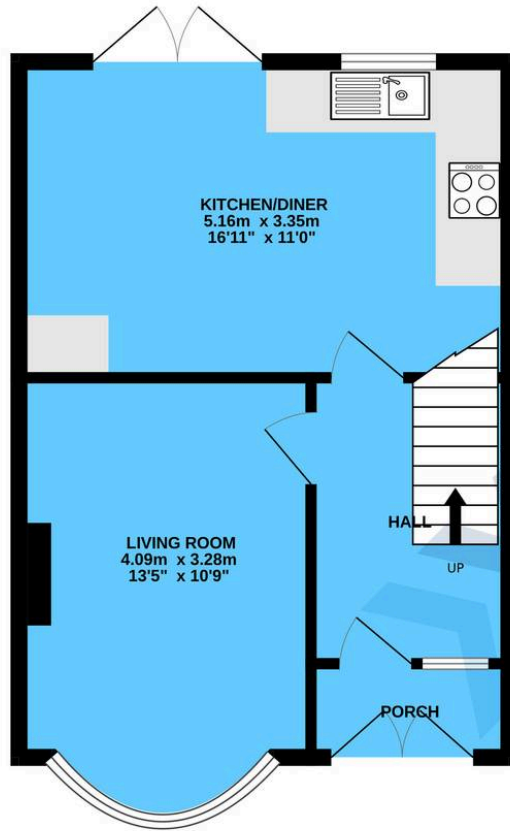
#### **ADDITIONAL INFORMATION**

Services - Mains gas, electricity, water and broadband.

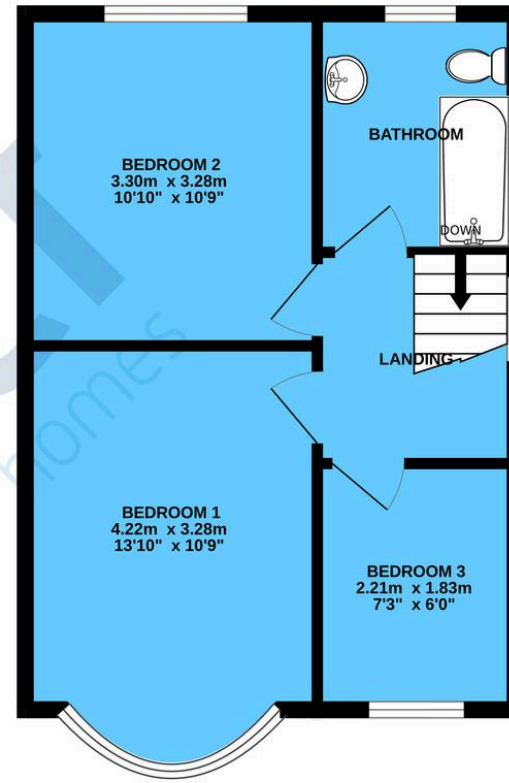
#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 68.0 sq.m. (732 sq.ft.) approx.

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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