Bellamy Farm Road, Shirley

Guide Price **£440,000**

xact HOMES

PROPERTY OVERVIEW

This beautifully presented three bedroom semi detached family home offers an exceptional standard of living, having been thoughtfully extended and remodelled by the current owners to create a modern and versatile space perfect for family life. Set on a quiet road close to local amenities and well regarded schools, the property welcomes you with a spacious entrance hall that leads into the heart of the home - a stunning open plan kitchen/dining and family room. This impressive space features fully integrated appliances, a large central island, and an abundance of natural light provided by a striking central skylight, creating an inviting atmosphere for both every-day living and entertaining. Bifold doors seamlessly connect the interior to a patio seating area, enhancing the sense of space and flow. The ground floor also boasts a generous living room, ideal for relaxing or hosting guests, as well as a convenient downstairs shower room. Upstairs, there are three well proportioned bedrooms, including two large doubles and a versatile single that could serve as a nursery, study, or dressing room depending on your needs. The family bathroom is stylishly appointed with contemporary fittings and ample storage.

Additional benefits include a private driveway with parking for multiple vehicles and a lovely rear garden with a large patio seating area and a lawn section (ideal for children's play or summer gatherings). This exceptional home combines style, comfort, and practicality in a sought after location, making it a superb choice for families seeking space and convenience without compromising on quality. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.

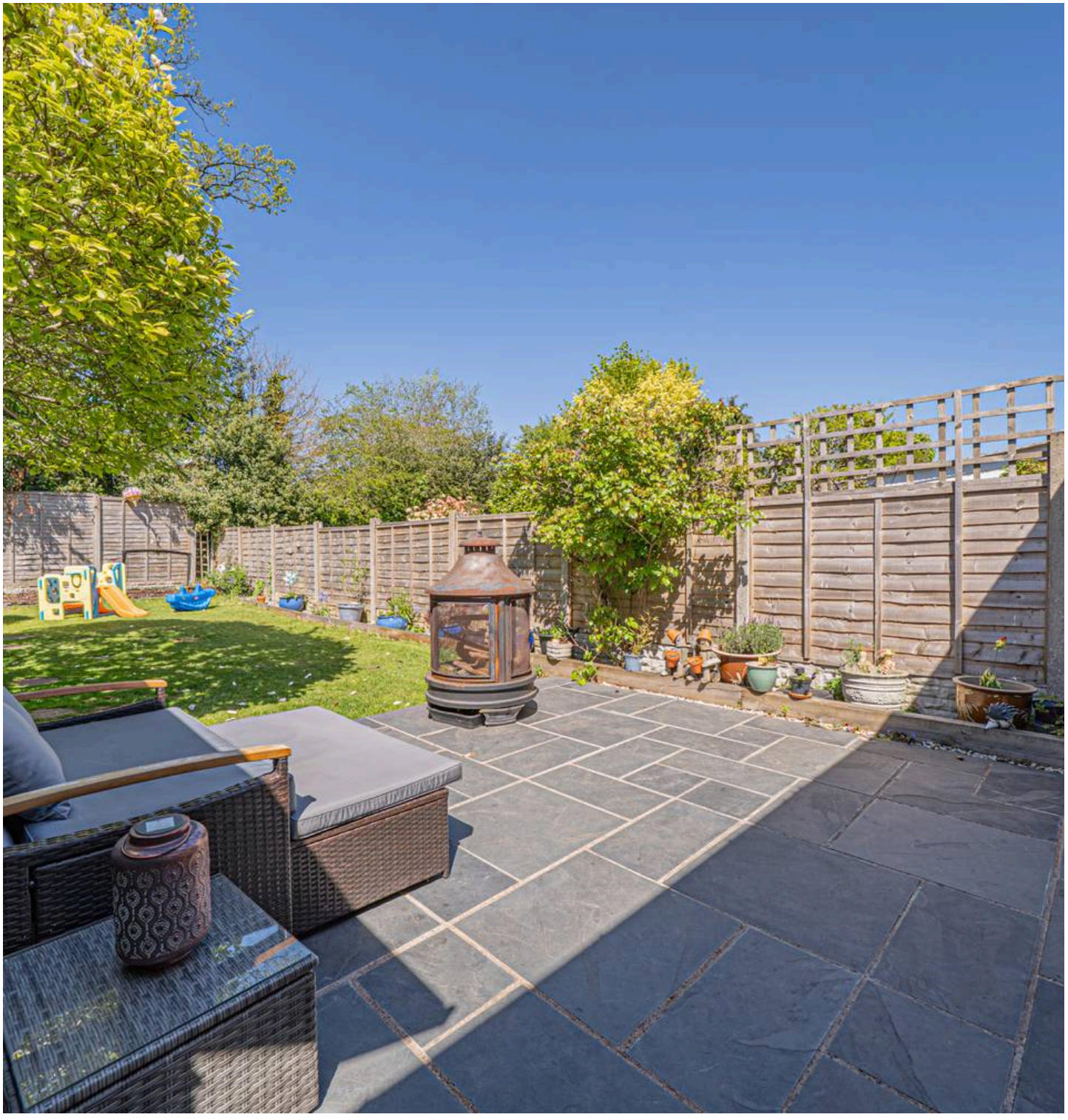
PROPERTY LOCATION

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.

Council Tax band: C

Tenure: Freehold

- Beautifully Presented Three Bedroom Family Home
- NO UPWARD CHAIN
- Spacious Open-Plan Kitchen / Diner and Family Living Space
- Underfloor Heating to Kitchen / Diner, Hallway & Downstairs Bathroom
- Two Modern Bathrooms
- Bi-fold Doors Opening onto the Rear Garden
- Private, low-maintenance rear garden



PORCH

ENTRANCE HALL

LIVING ROOM
10' 11" x 14' 3" (3.32m x 4.34m)

KITCHEN/DINING & FAMILY ROOM
21' 7" x 20' 1" (6.57m x 6.12m)

SHOWER ROOM
4' 0" x 10' 11" (1.22m x 3.33m)

FIRST FLOOR

BEDROOM ONE
11' 1" x 12' 6" (3.37m x 3.80m)

BEDROOM TWO
8' 8" x 10' 10" (2.64m x 3.30m)

BEDROOM THREE
6' 2" x 8' 4" (1.88m x 2.53m)

BATHROOM
6' 0" x 6' 6" (1.83m x 1.99m)

TOTAL SQUARE FOOTAGE
97.0 sq.m (1045 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LOVELY REAR GARDEN

LARGE PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, dishwasher, washing machine, tumble dryer, underfloor heating, garden shed, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

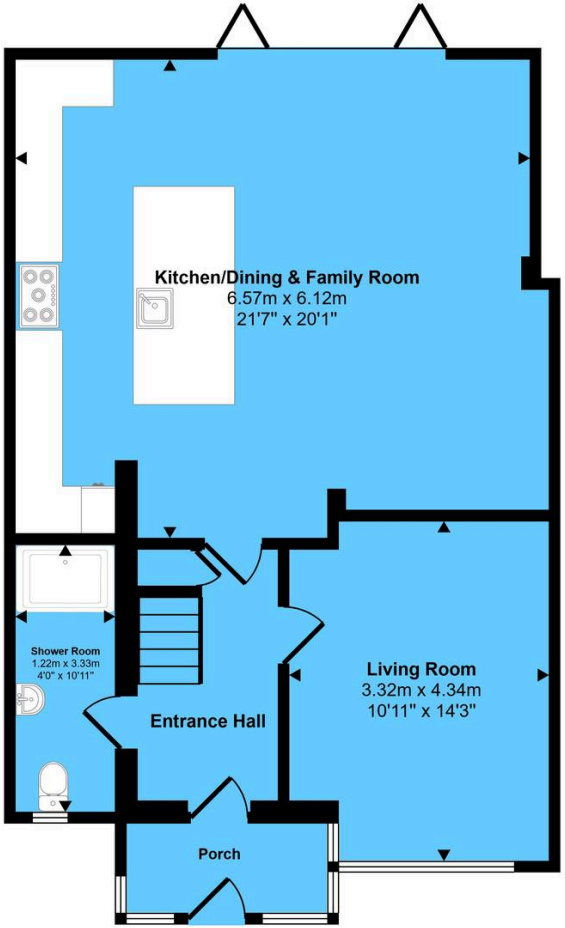
ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers. Broadband - ADSL copper wire. Loft space - part boarded.

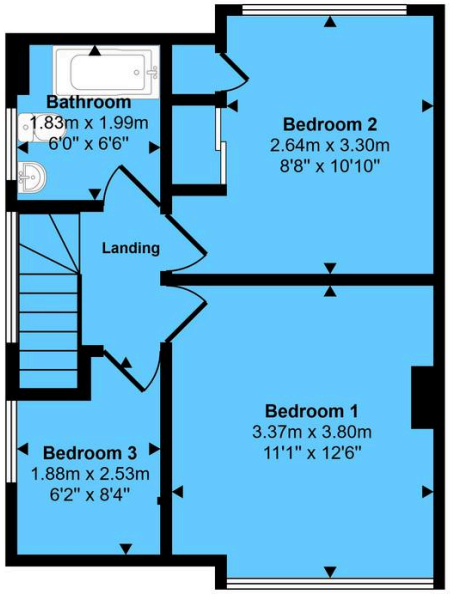
INFORMATION FOR POTENTIAL BUYERS

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.

Approx Gross Internal Area
97 sq m / 1045 sq ft



Ground Floor
Approx 60 sq m / 646 sq ft



First Floor
Approx 37 sq m / 399 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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