



Bellamy Farm Road, Shirley

Guide Price £395,000





PROPERTY OVERVIEW

This well presented three bedroom semi-detached house offers a fantastic opportunity for buyers seeking a spacious and conveniently located family home within walking distance to Shirley High Street and Solihull Town Centre. The property benefits from gas central heating and double glazing throughout, ensuring a warm and energy efficient environment year-round. With its close proximity to Shirley High Street and Solihull Town Centre, residents can enjoy easy access to a wide range of amenities including shops, cafes, restaurants, and excellent transport links to Birmingham city centre and surrounding areas. This attractive home is ideal for families, professionals, or anyone looking for a move-in ready property in a sought-after location. Early viewing is highly recommended to fully appreciate the quality and space on 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 and Solihull Town Centre also offer 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 (Sears) 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. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station.

Council Tax band: C

Tenure: Freehold

- Well Presented Three Bedroom Semi-Detached House
- Set Behind A Large Block Paved Driveway Which Is Supported By A Full Size Single Garage
- The Property Is Accessed Via The Entrance Hallway & Is Comprised Of A Large Dual Aspect Lounge/Diner With Doors Onto The Garden & A Separate Newly Fitted Galley Kitchen
- Located On The First Floor Are Three Well Proportioned Bedrooms Which are serviced by a Newly Fitted Shower Room & En-Suite WC
- Located to The Rear Of The Property Is A Large Garden Which Is Mainly Laid With Lawn & Benefits From A Full Width Patio
- Located Walking Distance To Shirley High Street and Solihull Town Centre & All Of The Amenities Shirley/Solihull Has To Offer

**ENTRANCE HALLWAY**

5' 10" x 12' 10" (1.78m x 3.92m)

LOUNGE/DINER

11' 3" x 24' 1" (3.42m x 7.33m)

KITCHEN

8' 0" x 10' 7" (2.45m x 3.22m)

FIRST FLOOR**PRINCIPAL BEDROOM**

8' 7" x 10' 3" (2.62m x 3.12m)

WC**BEDROOM TWO**

10' 11" x 13' 6" (3.32m x 4.11m)

BEDROOM THREE

6' 1" x 9' 10" (1.85m x 2.99m)

SHOWER ROOM

6' 0" x 6' 8" (1.83m x 2.04m)

OUTSIDE THE PROPERTY**GARAGE**

9' 4" x 14' 8" (2.85m x 4.48m)

TOTAL SQUARE FOOTAGE

90.0 sq.m (974 sq.ft) approx.

DRIVEWAY PARKING**LARGE GARDEN WITH PATIO****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher and all carpets, blinds and light fittings.



ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - cable. Loft space - 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.

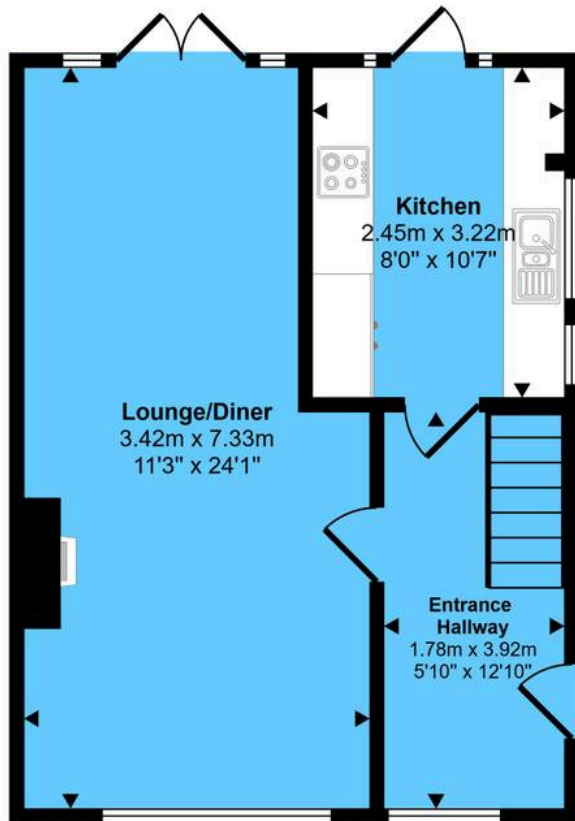
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

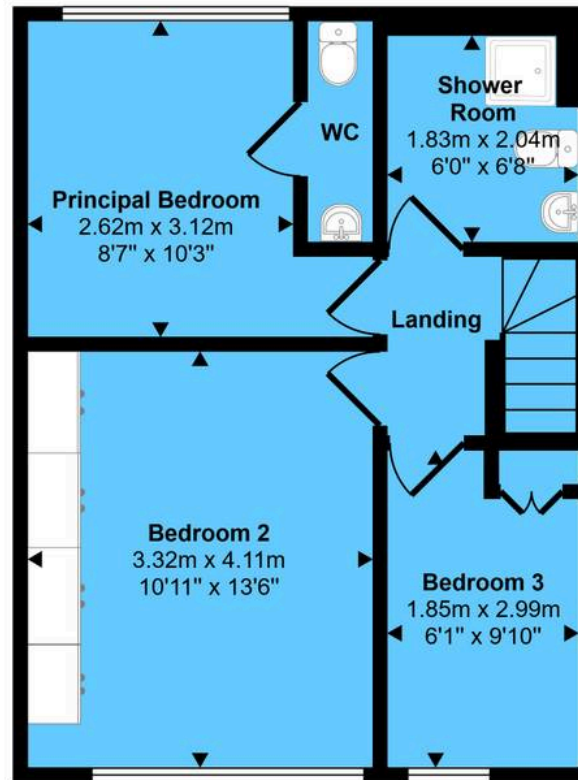
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



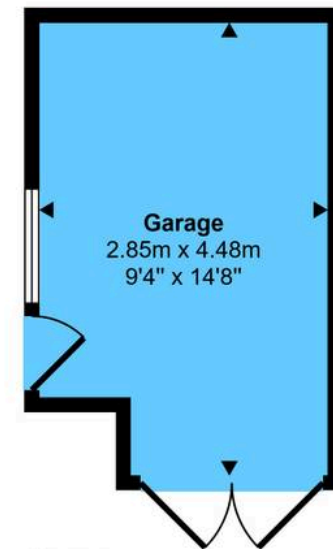
Approx Gross Internal Area
90 sq m / 974 sq ft



Ground Floor
Approx 39 sq m / 419 sq ft



First Floor
Approx 39 sq m / 425 sq ft



Garage
Approx 12 sq m / 130 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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