



Connells

Shirley Park Road
Southampton



Property Description

Situated on the ever-popular Shirley Park Road, this charming two-bedroom cottage offers a wealth of character alongside versatile living accommodation. The ground floor features two reception rooms, providing flexible space for living and dining, together with a study, ideal for home working. To the rear, the kitchen/dining room opens into a spacious conservatory overlooking the garden. Further benefiting from a useful workshop, lean-to and ground floor cloakroom, the property offers excellent practicality. Upstairs are two well-proportioned double bedrooms and a generous shower room. Externally, there is off-road parking via a private driveway and an enclosed rear garden, making this an attractive home for first-time buyers, downsizers and investors alike.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Study

7' 6" x 6' 4" (2.29m x 1.93m)

Kitchen

19' 11" x 6' 4" (6.07m x 1.93m)

Conservatory

14' 4" x 13' 1" (4.37m x 3.99m)

Workshop

11' 3" x 6' 8" (3.43m x 2.03m)

Downstairs Wc

Stairs To First Floor

Bedroom One

11' 10" x 10' 5" (3.61m x 3.17m)

Bedroom Two

11' 11" x 11' 9" (3.63m x 3.58m)

Shower Room

Rear Garden



Front Of Property

Entrance Hall

Reception Room

11' x 10' 5" (3.35m x 3.17m)

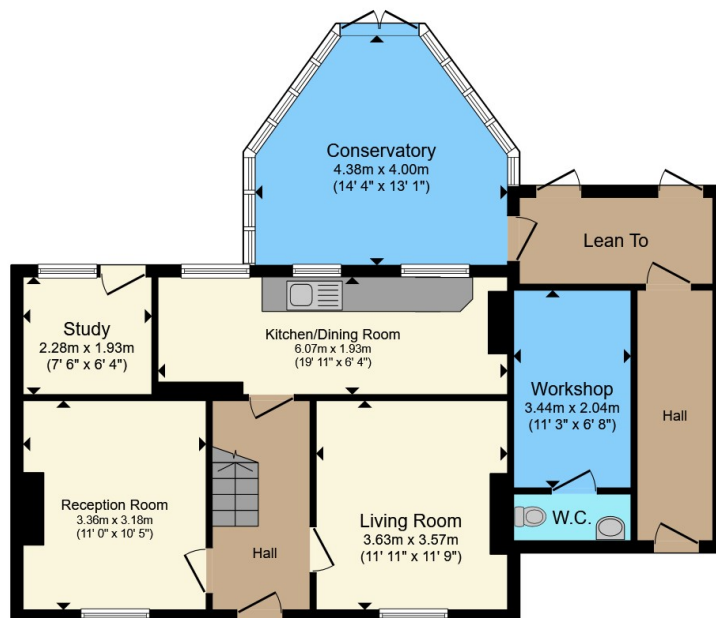
Living Room

11' 11" x 11' 9" (3.63m x 3.58m)

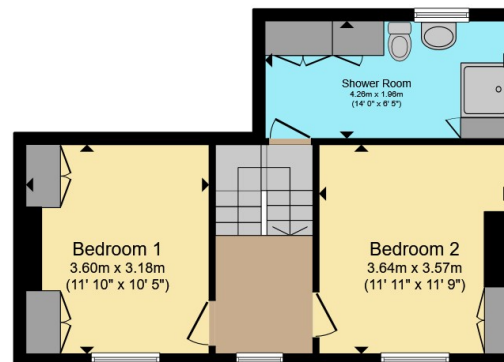








Ground Floor



First Floor

Total floor area 124.9 m² (1,344 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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409 Shirley Road Shirley
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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SSR313206



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