



**HAMWIC**  
Independent Estate Agents



St James Road, Upper Shirley, SO15 5FD  
Shirley

£425,000

Property Type: Semi Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

*Hamwic Independent Estate Agents offer for sale this well presented and generously spacious three double bedroom semi-detached 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

*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.*





**The Property** is approached via a paved driveway extending to the front and side, providing off road parking for multiple vehicles, with boundary walling adding to the attractive kerb appeal. A front door opens into a welcoming entrance hallway.

The entrance hall offers a smart first impression, with smooth ceiling, fitted downlights, carpeted flooring, radiator, stairs rising to the first floor, and useful under-stairs storage.

Positioned to the front, the lounge is a bright and well-proportioned reception room, benefitting from a large bay window and an attractive chimney breast with inset electric fire creating a lovely focal point.

The separate dining room provides a further versatile reception space, ideal for family dining or additional living accommodation, and also features a chimney breast and side aspect window.

Located to the rear, the modern fitted kitchen offers a good range of units and worktop space, with direct access through to the conservatory.

The conservatory provides a useful additional reception area overlooking the garden, ideal as a breakfast room, garden room or playroom, with direct access to the rear garden and an internal door leading to the ground floor cloakroom fitted with WC and wash hand basin.



**First Floor** - The first floor landing provides access to all three bedrooms and the family bathroom.

A key feature of this home is the benefit of **three genuine double bedrooms**, which is increasingly hard to find in this style and price range.

Bedroom One is a spacious principal room with front aspect bay window and triple built-in wardrobe. Bedrooms Two and Three are both comfortable double rooms, offering excellent flexibility for family living or home working.

The family bathroom is fitted in a modern style with a bath and shower over, wash hand basin, low level WC, tiled walls and flooring, and heated towel rail.

**Outside** - The rear garden enjoys a pleasant south-westerly orientation, making the most of afternoon and evening sunshine. Enclosed by a combination of walling and fencing, it is arranged with a patio seating area, lawned section and useful storage space.

#### **Additional Information**

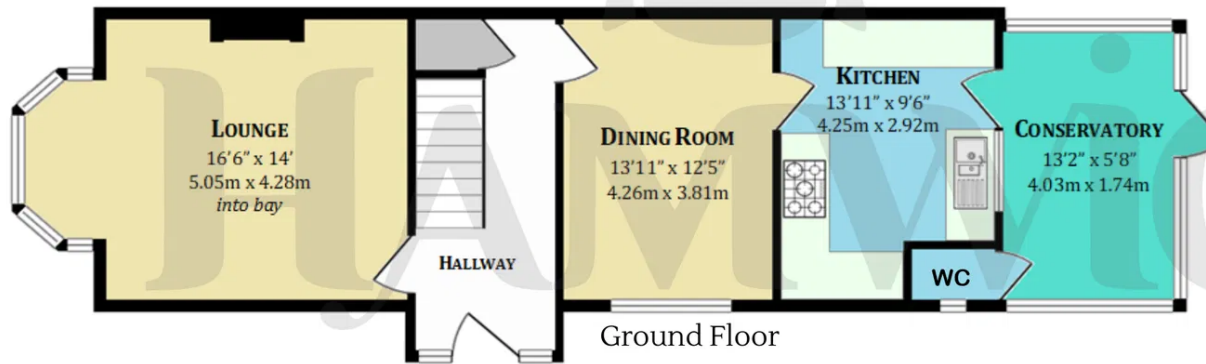
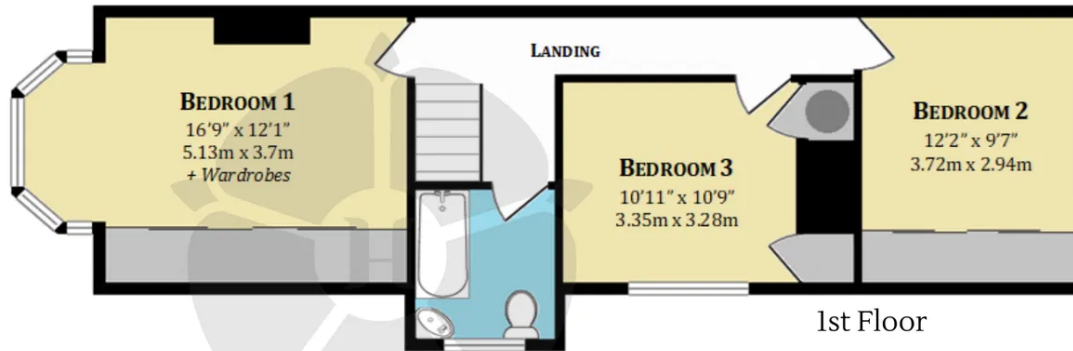
**Construction:** Brick Under Tiled Roof

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

**Windows:** Double Glazed Windows

**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

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