



HAMWIC
Independent Estate Agents



St James Road, Upper Shirley, SO15 5FD
Shirley

£415,000

Property Type: End of Terrace House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Hamwic Independent Estate Agents offer for sale this well presented and generously spacious three double bedroom end-terraced 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.

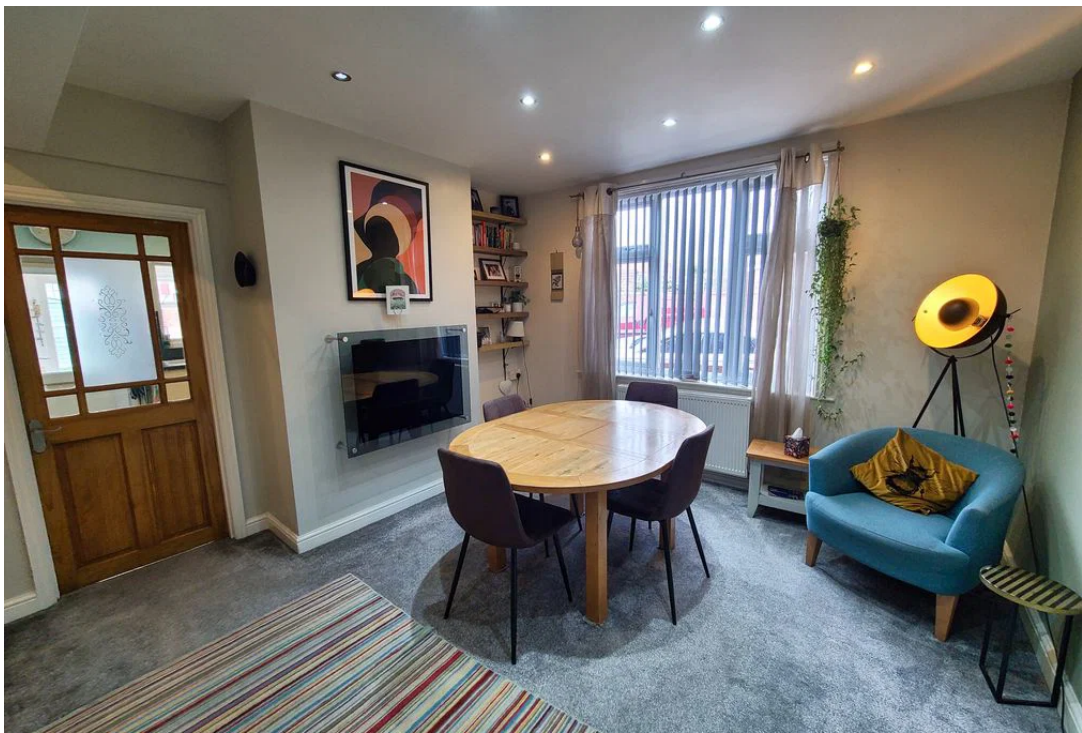


- Sought-After Upper Shirley Corner Plot Position
- Three Genuine Double Bedrooms
- Spacious Semi-Detached Family Home
- Two Separate Reception Rooms
- Modern Rear Aspect Kitchen
- Conservatory Overlooking Rear Garden
- Ground Floor Cloakroom / WC
- Driveway Off Road Parking For Multiple Vehicles
- South-Westerly Enclosed Rear Garden
- Close To Southampton General Hospital & Excellent Transport Links

Hamwic Independent Estate Agents are delighted to offer for sale this well presented and generously spacious three double bedroom end-terraced family home, occupying a sought-after corner plot position within the highly regarded Upper Shirley area of Southampton. Offering excellent proportions throughout, this attractive home benefits from two spacious reception rooms, a modern rear aspect kitchen, conservatory, ground floor cloakroom, driveway off road parking, and a lawned rear garden, making it an ideal choice for families, up sizers, or buyers seeking a well-balanced home within a highly convenient and established residential location.



Tenure: Freehold Council Tax Band: C



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

The entrance hallway provides an excellent first impression and is finished with a smooth ceiling with fitted downlights, carpeted flooring, radiator, stairs rising to the first floor, and a useful under-stairs storage cupboard. Doors lead through to the principal ground floor accommodation.

Positioned to the front of the property, the lounge is a particularly attractive and well-proportioned reception room, enjoying a large bay window which allows excellent natural light to flood the space. The room further benefits from a smooth ceiling with fitted downlights, carpeted flooring, radiator, and an attractive chimney breast with electric fire inset, creating a lovely focal point for the room.

The separate dining room offers another generous reception area, ideal for formal dining, family gatherings or even flexible additional living space if required. This room features a smooth ceiling with fitted downlights, carpeted flooring, radiator, side aspect window, and a feature chimney breast, giving the room character and practicality in equal measure.

Located to the rear, the modern fitted kitchen is well appointed and arranged with a range of fitted units and useful worktop space. The room benefits from a smooth ceiling with fitted downlights, rear aspect outlook, and direct access through to the conservatory, creating a natural flow between the kitchen and additional reception space.

To the rear of the property, the conservatory provides a useful additional living space and enjoys a pleasant outlook over the garden. Constructed with a brick base and windows to the side and rear aspects, this versatile room is ideal as a breakfast area, garden room, playroom or occasional sitting room. A door opens directly onto the rear garden, while a further internal door leads to the ground floor cloakroom, fitted with a WC and wash hand basin.

First Floor

The first floor landing provides access to the loft space and doors to all three bedrooms and the family bathroom.

A real standout feature of this home is the fact it offers three genuine double bedrooms, which is increasingly hard to find in this style and price range.

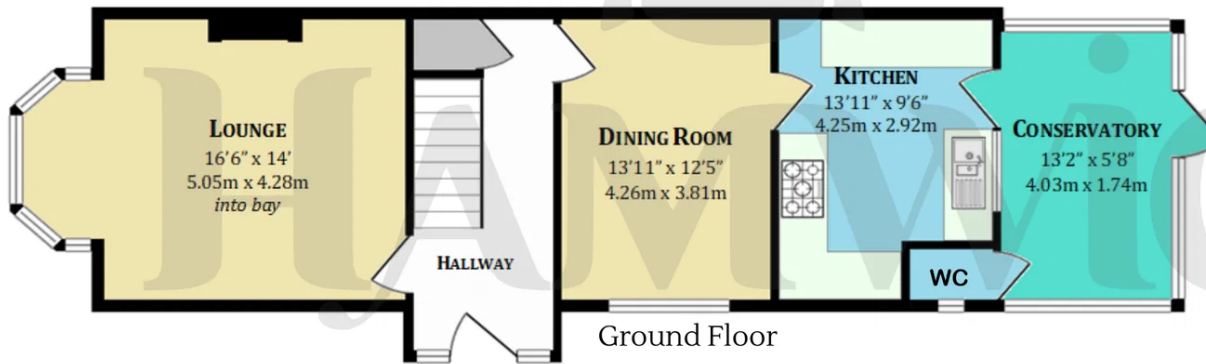
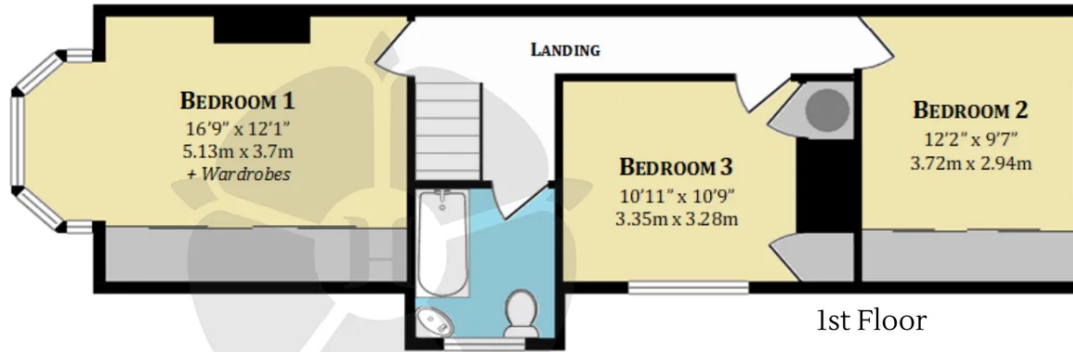
Bedroom One is an excellent principal bedroom, particularly spacious in size and benefitting from a front aspect bay window and a triple built in wardrobe. Smooth ceiling, downlights and carpeted flooring.

Bedroom Two is another generous double room with smooth ceiling, downlights, carpeted flooring and window to the rear aspect.

Bedroom Three is also a very comfortable double bedroom, adding to the flexibility of the accommodation and ideal for family use. Smooth ceiling, downlights fitted, window to the side aspect, carpeted flooring.

The family bathroom is fitted in a modern style and comprises a bath with shower over and screen, wash hand basin and low level WC. The room further benefits from tiled walls, tiled flooring, and a





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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