Stratford Road, Shirley

Offers Over **£280,000**

xact HOMES

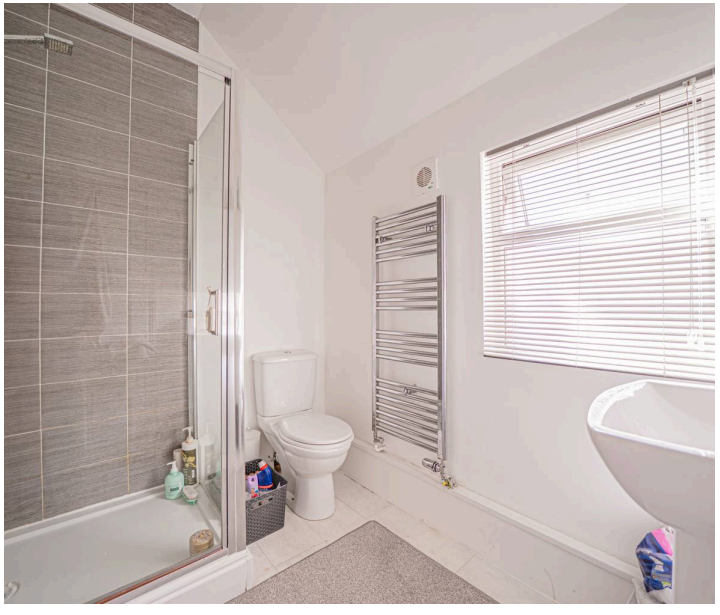
PROPERTY OVERVIEW

Nestled in a sought-after area, this charming two-bedroom semi-detached property offers comfortable living and convenience. Its prime location provides easy access to local amenities and excellent transport links to the M42.

Upon entering, you are greeted by two well-proportioned reception rooms, comprising a bright and airy living room and a spacious dining room, perfect for entertaining guests. The fitted kitchen boasts ample work space, ideal for culinary enthusiasts. A family bathroom completes the ground floor.

Upstairs, two double bedrooms await - one boasting an ensuite shower room, and the other featuring fitted storage. The property also presents an opportunity for extension, subject to obtaining the necessary planning permission.

Outside, the property offers a delightful rear space perfect for enjoying outdoor activities or soaking up the sun. Whether it's al fresco dining or simply unwinding in the fresh air, the outdoor area provides a tranquil retreat from the every-day hustle and bustle. A potential blank canvas for gardening enthusiasts or a play area for children, the outside space offers versatility to suit various lifestyles. Furthermore, the property benefits from a driveway providing off road parking.



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

- Two Bedroom Semi-Detached Property
- Short Distance From All Local Amenities
- Great Transport Links To M42
- Two Spacious Reception Rooms
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom & En-Suite
- South-Westerly Facing Rear Garden
- Driveway For Single Car

LIVING ROOM
13' 0" x 10' 0" (3.95m x 3.04m)

DINING ROOM
12' 11" x 9' 11" (3.93m x 3.03m)

KITCHEN
14' 3" x 5' 9" (4.34m x 1.74m)

BATHROOM
7' 2" x 5' 9" (2.18m x 1.76m)

FIRST FLOOR

PRINCIPAL BEDROOM
10' 4" x 9' 10" (3.15m x 3.00m)

ENSUITE
7' 2" x 5' 10" (2.18m x 1.78m)

BEDROOM TWO
12' 10" x 9' 10" (3.92m x 2.99m)

TOTAL SQUARE FOOTAGE
62.9 sq.m (677 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, fridge/freezer, washing machine, all carpets, all blinds, all light fittings and fitted wardrobes in one bedroom.

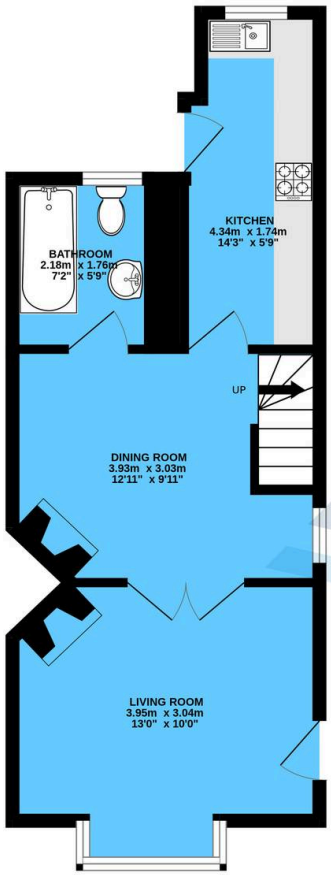
ADDITIONAL INFORMATION

Services - direct mains water, sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - boarded.

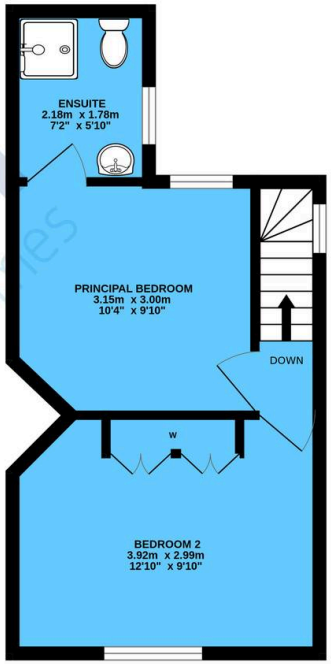
INFORMATION FOR POTENTIAL BUYERS

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.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 62.9 sq.m. (677 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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