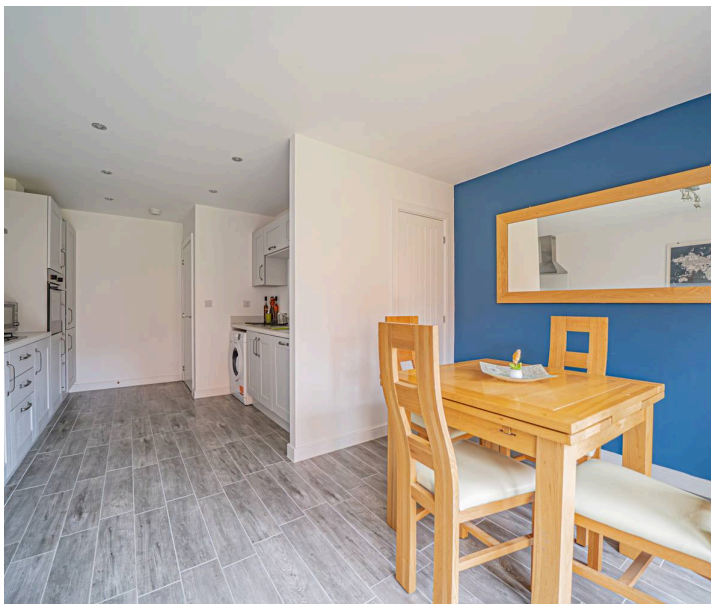




Light Hall Lane, Shirley

Guide Price £450,000





PROPERTY OVERVIEW

This well presented three bedroom semi-detached family home is offered to the market with NO UPWARD CHAIN and is ideally situated on a quiet road close to all local amenities and highly regarded schools. Set over three thoughtfully arranged floors, the property is accessed via a welcoming entrance hallway that provides ample storage and a convenient guest cloakroom. The ground floor features a delightful kitchen/dining room, benefitting from ample work surfaces and a range of integrated appliances, making it perfect for family meals or entertaining. To the front of the property, a versatile home office offers an ideal workspace for those working from home or seeking a quiet study area. Ascending to the first floor, you will find a generously sized living room that is flooded with natural light, creating a bright and inviting space for relaxation. This level also offers a spacious double bedroom, alongside a Jack and Jill bathroom that provides flexible access for both residents and guests. The second floor comprises two further double bedrooms, both well proportioned and served by a modern family bathroom. Throughout, the property is tastefully decorated and maintained to a high standard, providing comfortable and flexible accommodation for a growing family.



Additional benefits include a driveway to the front, providing off-road parking for multiple vehicles (ideal for busy households or visiting guests). This attractive home combines practical features with a welcoming ambience, making it an excellent choice for families seeking convenience, comfort and style in a sought after residential location. Early viewing is highly recommended to fully appreciate all that this property has to 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 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: E

Tenure: Freehold

- Delightful Three Bedroom Semi-Detached Family Home
- Located On A Quiet Road Close To Local Schools
- Immaculately Presented & Abundance Of Natural Light Throughout
- Set Over Three Floors
- Fitted Kitchen / Dining Room
- Large Living Room & Versatile Home Office
- Three Generously Sized Bedrooms
- Ample Parking On Driveway
- South-Westerly Facing Rear Garden





ENTRANCE HALLWAY

WC

KITCHEN/DINING ROOM

12' 8" x 19' 4" (3.87m x 5.90m)

HOME OFFICE

5' 10" x 8' 2" (1.78m x 2.49m)

FIRST FLOOR

LIVING ROOM

12' 10" x 11' 0" (3.91m x 3.35m)

BEDROOM ONE

12' 6" x 10' 11" (3.81m x 3.33m)

JACK & JILL BATHROOM

5' 9" x 4' 10" (1.76m x 1.48m)

SECOND FLOOR

BEDROOM TWO

12' 5" x 9' 10" (3.79m x 2.99m)

BEDROOM THREE

12' 7" x 10' 2" (3.84m x 3.10m)

BATHROOM

6' 0" x 7' 2" (1.82m x 2.18m)

TOTAL SQUARE FOOTAGE

98.0 sq.m (1058 sq.ft) approx.



OUTSIDE THE PROPERTY

REAR GARDEN

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE

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

ADDITIONAL INFORMATION

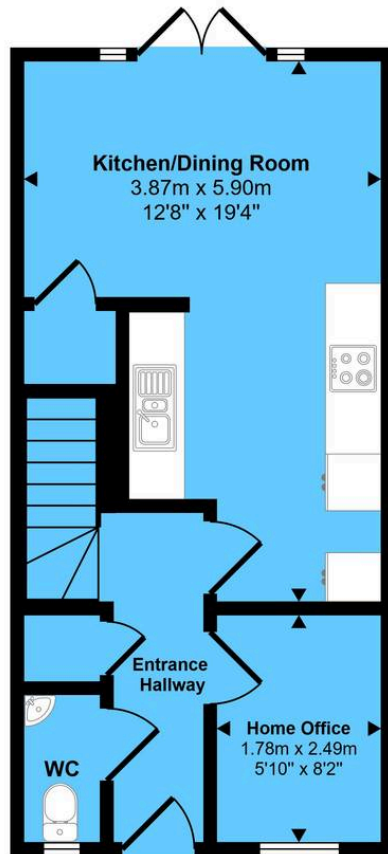
Services - water on a meter, mains gas, electricity and sewers. Broadband - cable.

INFORMATION FOR POTENTIAL BUYERS

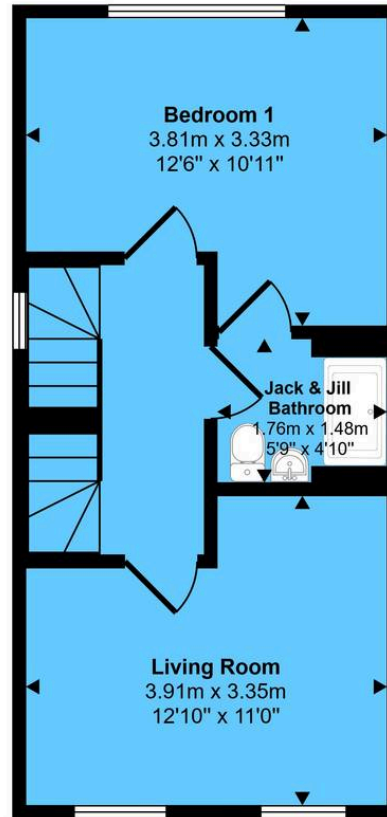
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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.



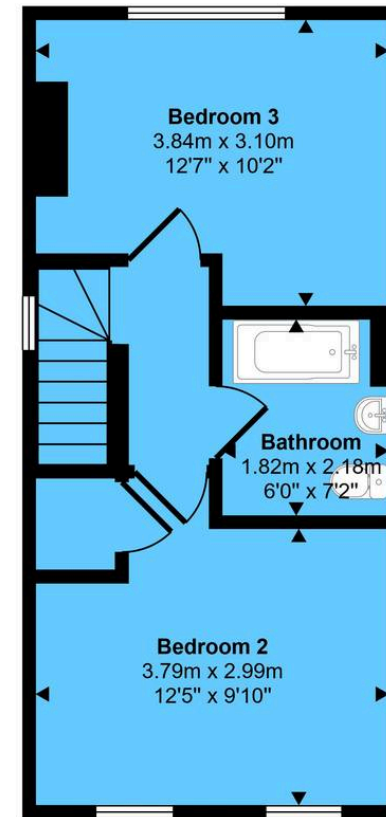
Approx Gross Internal Area
98 sq m / 1058 sq ft



Ground Floor
Approx 33 sq m / 354 sq ft



First Floor
Approx 33 sq m / 353 sq ft



Second Floor
Approx 33 sq m / 351 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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