



REASSURINGLY LOCAL



Asking Price Of **£425,000**





Three Bedroom Semi-Detached House

- Three double bedroom semi-detached property
- Large driveway
- Garage and parking at rear
- Downstairs W/C
- Beautifully presented throughout
- Superb breakfast/dining kitchen
- Family bathroom with separate W/C
- Viewing highly recommended

A three double bedroom home which has been thoughtfully redesigned throughout, offering spacious and versatile accommodation with a contemporary finish. The ground floor features a welcoming entrance hall, a convenient downstairs W/C, a light living room with a media wall. The kitchen is the heart of the home and has space for a dining table and chairs along with a less formal breakfast bar Bi-folding doors open directly onto the garden, creating a wonderful connection between the indoor and outdoor living spaces. A large utility room provides excellent storage, while upstairs offers three well-proportioned double bedrooms. The family bathroom is complemented by a separate W/C. The garden has a patio area and entertaining space, making it ideal for outside dining.

Shirley is a well-established suburban town located in the Metropolitan Borough of Solihull, in the West Midlands of England. Situated just south of Birmingham city centre, it benefits from a prime location that combines suburban tranquillity with excellent access to major urban amenities. The area lies along the A34 Stratford Road, a key arterial route that provides direct links to Birmingham to the north and Stratford-upon-Avon to the south.

At the heart of Shirley is its vibrant retail and leisure offering. The Parkgate Shopping Centre serves as a central hub, featuring a wide selection of national retailers, supermarkets, cafés, restaurants, and fitness facilities. Along Stratford Road, residents and visitors can also find independent shops, takeaways, and local services, contributing to the area's lively yet accessible character.



APPROACH

Tarmac driveway providing off-road parking for up to three cars offering convenient and practical parking to the front of the property.

HALLWAY

A welcoming entrance hallway featuring attractive panel-effect detailing creating a stylish and contemporary first impression. The hallway also benefits from useful understairs storage, providing a practical space for coats, shoes and everyday items, while keeping the entrance area neat and uncluttered.

DOWNSTAIRS W/C

A modern downstairs W/C, featuring a toilet, wash hand basin with vanity unit and a practical ladders style towel radiator. Finished to a clean and modern standard, providing a convenient and welcoming facility for guests and everyday use.

LIVING ROOM

A bright and welcoming living room featuring a modern electric fireplace incorporated in a media wall creating an attractive focal point within the room. A large window floods the space with natural light. The room offers a modern comfortable setting ideal for relaxing and entertaining.

BREAKFAST KITCHEN

A stylish and contemporary breakfast kitchen, thoughtfully designed to provide both practical everyday living and entertaining space. The kitchen offers ample room for a breakfast table and chairs, together with a more informal breakfast bar for casual dining. Modern fitted units are complemented by a range of integrated appliances including a fridge/freezer, oven and dishwasher. Bi-fold doors open the kitchen onto the outside, bring in plenty of natural light and creating a seamless connection to the garden.

UTILITY ROOM

A generous and practical utility room offering excellent additional space for a washing machine and dryer.

MASTER BEDROOM

A stylish and welcoming master bedroom. The room benefits from modern fitted wardrobes providing excellent storage while maintaining a clean and uncluttered appearance. A beautifully presented space offering comfort and contemporary style.

BEDROOM TWO

A well-proportioned double bedroom featuring stylish and contemporary wall panelling effect, adding character and a modern finish to the room. A good sized and versatile bedroom, offering plenty of space for a double bed and furniture.

BEDROOM THREE

A well-presented double bedroom again with wall panelling adding warmth and character.

BATHROOM

A bright family bathroom presented in a clean and stylish finish. The suite comprised of a modern bath with shower over, wash hand basin with vanity unit. A well-appointed bathroom providing comfort and modern design.

SEPARATE W/C

A modern and conveniently located separate W/C.

GARDEN

The garden offers an excellent combination of patio decking and lawn areas creating a versatile, relaxing space for outdoor dining and socialising.

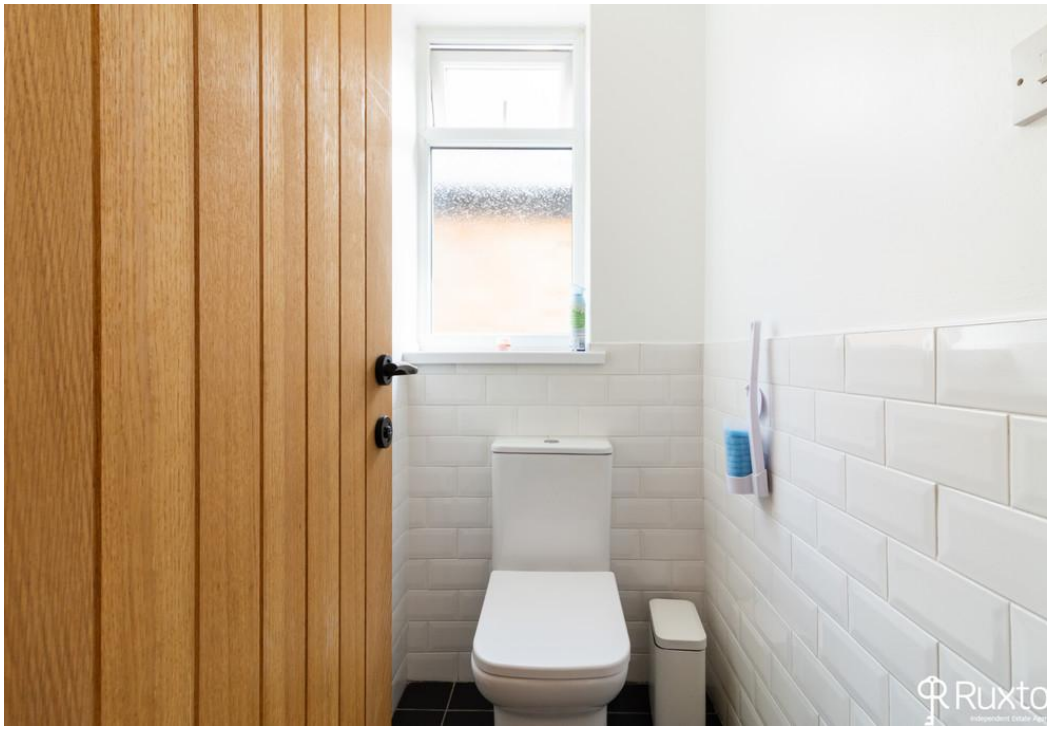
GARAGE

Parking at rear for two cars.

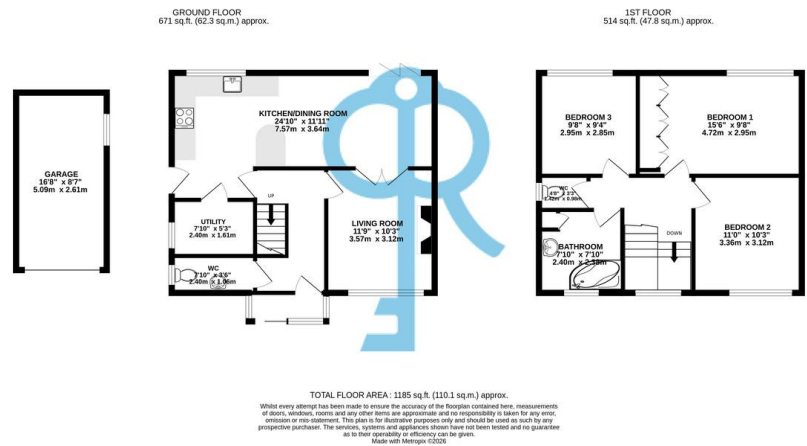








Floor Layout



Tenure

We have been advised by the seller that the property is Freehold.

Interested purchasers should seek clarification of this from their solicitor (if Leasehold, Leasehold covenants may apply)

Total approx. floor area 1185 sq. ft.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019.

