



Whitemoor Drive, Shirley

Guide Price £385,000





PROPERTY OVERVIEW

This delightful three bedroom semi detached home is ideally situated on a quiet road in a sought after location, offering convenient access to all local amenities and within the highly regarded Alderbrook catchment area.

The property is well presented throughout, with a welcoming entrance hall leading into a spacious living room that benefits from a large bay window, allowing an abundance of natural light to fill the space and create an inviting atmosphere. The modern kitchen and dining room is thoughtfully designed, featuring integrated appliances and ample space for family meals or entertaining guests.

Upstairs, you will find two generously sized double bedrooms, both offering comfortable accommodation, and a versatile single bedroom that could serve as a nursery, home office, or guest room depending on your needs. The modern family bathroom is finished to a high standard, providing a relaxing environment for daily routines.

With its bright and airy interiors, practical layout, and desirable location close to excellent schools, this home is perfect for families or professionals seeking a blend of comfort and convenience. The property's tasteful décor and well maintained condition allow for immediate occupation, making it an attractive proposition for those looking to move straight in.

Early viewing is highly recommended to fully appreciate the quality and appeal of this superb home.



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: D

Tenure: Freehold



- Delightful Three Bedroom Semi-Detached Home
- Alderbrook Catchment Area
- Immaculately Presented Throughout
- Spacious Living Room
- Modern Kitchen / Diner
- Two Double Bedrooms & Versatile Single
- Garage & Driveway Parking



ENTRANCE HALL

LIVING ROOM

12' 2" x 11' 10" (3.70m x 3.61m)

KITCHEN/DINER

15' 2" x 10' 7" (4.63m x 3.22m)

FIRST FLOOR

BEDROOM ONE

8' 11" x 11' 3" (2.72m x 3.43m)

BEDROOM TWO

8' 6" x 11' 8" (2.59m x 3.55m)

BEDROOM THREE

6' 4" x 8' 4" (1.94m x 2.55m)

BATHROOM

6' 2" x 8' 2" (1.89m x 2.48m)

OUTSIDE THE PROPERTY

GARAGE

7' 8" x 15' 1" (2.34m x 4.59m)

TOTAL SQUARE FOOTAGE

77.0 sq.m (827 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WEST FACING REAR GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, underfloor heating, all carpets and blinds and wardrobe in bedroom one.

ADDITIONAL INFORMATION

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

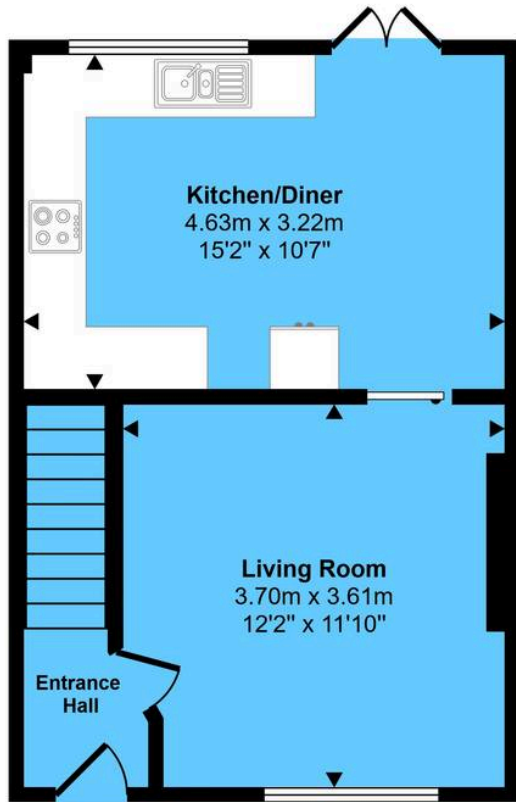
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

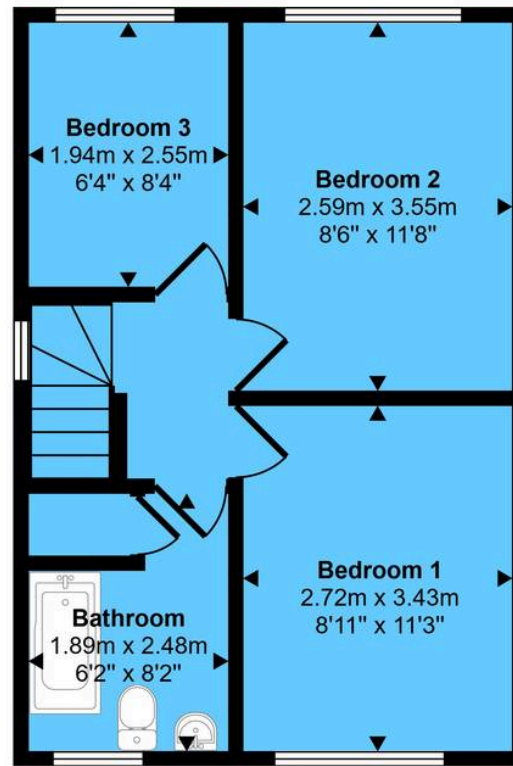
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



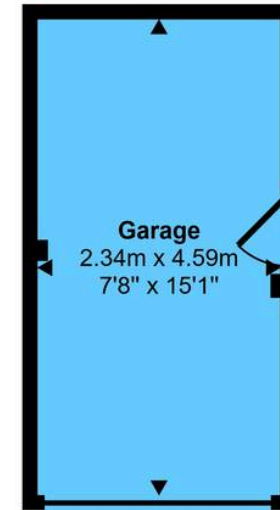
Approx Gross Internal Area
77 sq m / 827 sq ft



Ground Floor
Approx 33 sq m / 352 sq ft



First Floor
Approx 33 sq m / 360 sq ft



Garage
Approx 11 sq m / 116 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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