





\*\*\*\* HIGHLY REGARDED  
VILLAGE \*\*\*\* 3/4  
BEDROOMS \*\*\*\* NO CHAIN  
\*\*\*\* Perfect family home  
located in the heart of  
Shirley with front and rear  
gardens and a single  
garage. In brief the property  
offers a hall, lounge,  
kitchen, shower room and a  
further reception room or  
bedroom 4. The first floor  
offers three bedrooms and a  
family bathroom. Front and  
rear gardens, parking and a  
garage. CALL 01335 300600  
for a viewing appointment.



## HALL

Entrance door into the lounge with stairs to the first floor, storage cupboard, radiator and doors to -

## KITCHEN DINER

14'8" x 9'2"

Fitted units with work surfaces and a sink and drainer unit. Plumbing and space for a washing machine, spaces for a cooker and fridge freezer, windows to the rear and side, Door to the garden and lounge.

## LOUNGE

13'6 x 10'7

Brick fireplace with quarry tiled hearth and space for open fire, radiator and window onto the garden.

## RECEPTION ROOM/BEDROOM 4

14'5 x 10'6

Window to the front and radiator.

## SHOWER ROOM

Shower cubicle, low flush wc, wash hand basin, radiator and window.

## FIRST FLOOR LANDING

Window to the front and doors to -

## BEDROOM 1

12'8 x 9'10

Window and radiator.

## BEDROOM 2

10'8 x 8'7

Window and radiator.

## BEDROOM 3

9'2 x 8'4

Window and radiator.



## BATHROOM

Panel enclosed bath with a shower over, wash hand basin and low flush wc, radiator and radiator.

## OUTSIDE

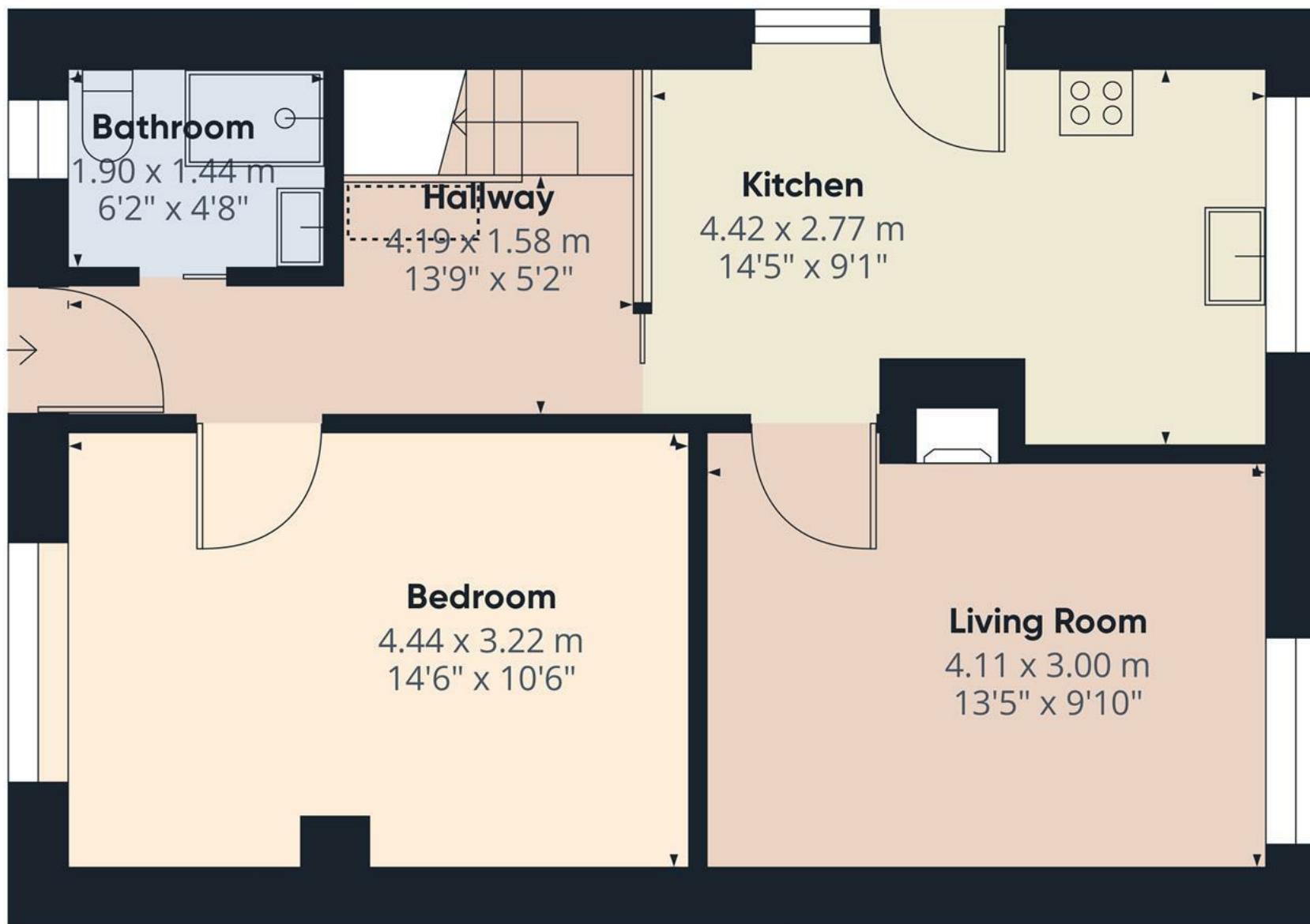
Parking and a garage in a block of 4. Pedestrian path down to the property with front lawn with borders and side access to the enclosed rear garden offers and lawn and mature plants.











**Approximate total area<sup>(1)</sup>**

49.31 m<sup>2</sup>

530.79 ft<sup>2</sup>

**Reduced headroom**

0.36 m<sup>2</sup>

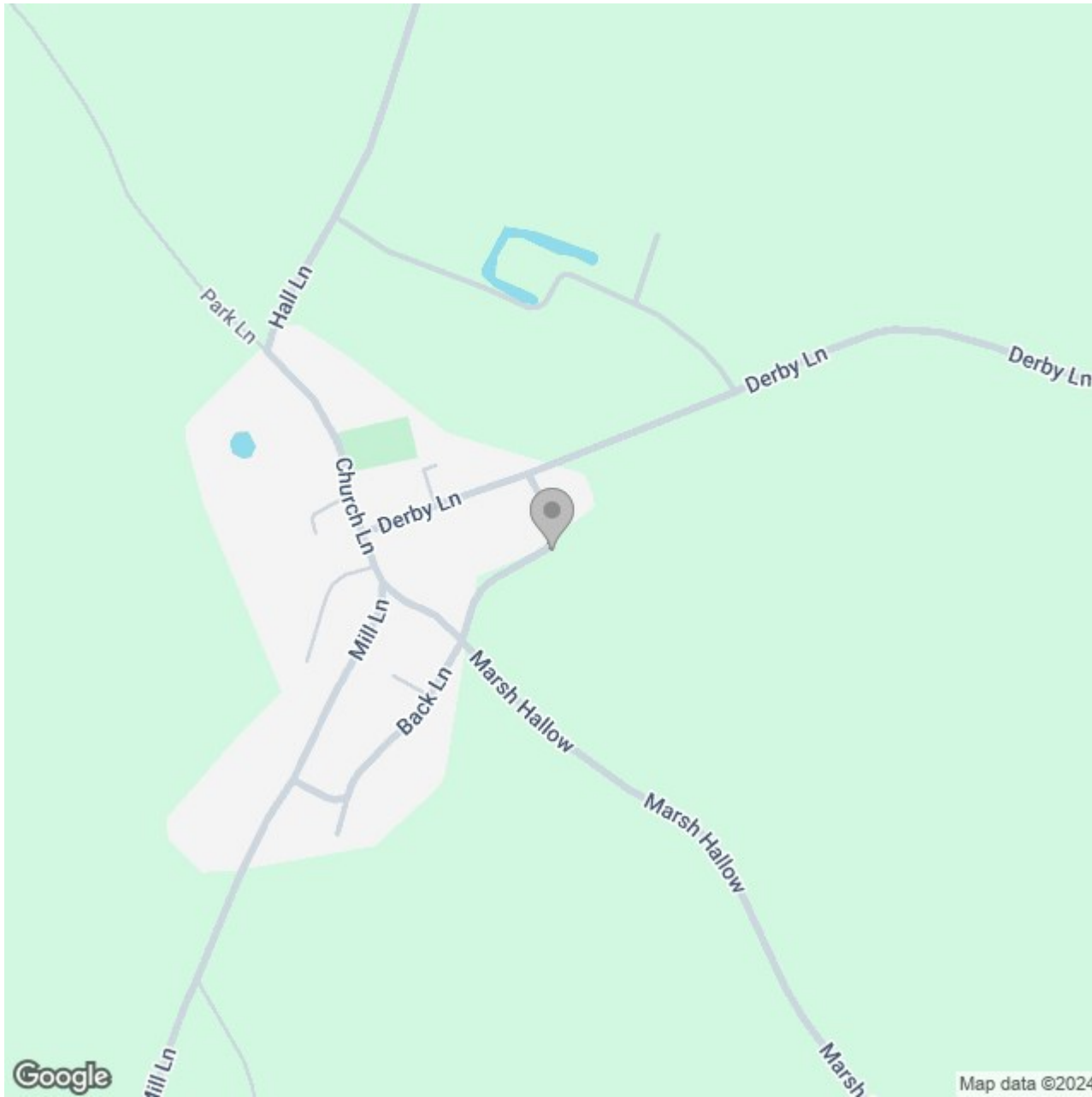
3.91 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>66</b>
(55-68) <b>D</b>	<b>46</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	