





**** 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

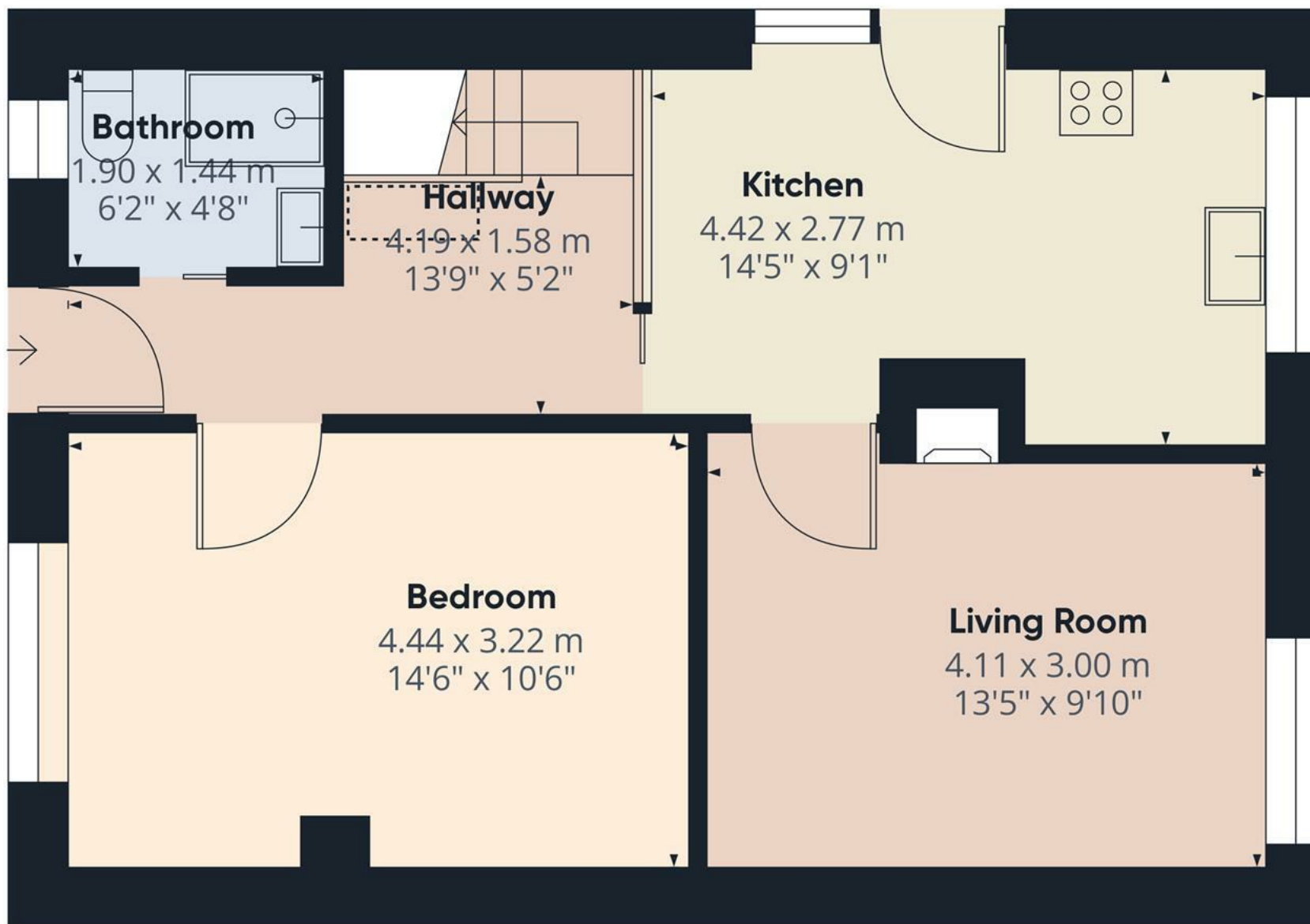
Parking and a garage in a block of 4. Pedestrian path down to the property with front lawn with borders and side access to the enclosed rear garden offers and lawn and mature plants.











Approximate total area⁽¹⁾

49.31 m²

530.79 ft²

Reduced headroom

0.36 m²

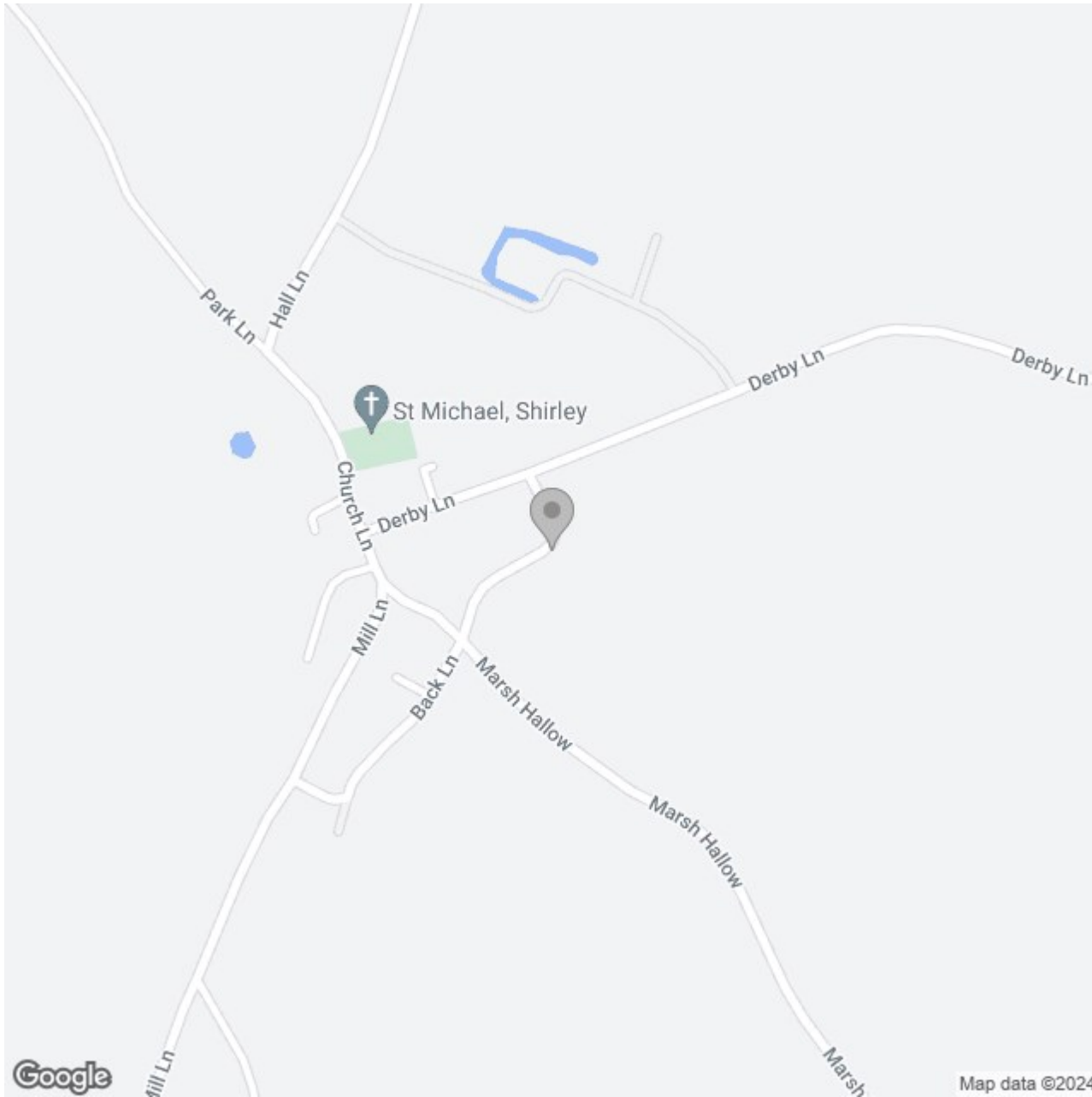
3.91 ft²

(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) A		
(81-91) B		
(69-80) C		66
(55-68) D	46	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	