

Connells

Westfield Road
Southampton

Westfield Road
Southampton SO15 4HR

for sale
£365,000







Property Description

This charming three-bedroom semi-detached home offers bright and welcoming accommodation, ideal for modern family living. The attractive bay-fronted lounge is flooded with natural light through sash-style UPVC windows, creating a comfortable space to relax. To the rear, the spacious kitchen/dining room forms the heart of the home, perfect for family life and entertaining alike, with the added convenience of a ground floor WC. Upstairs are two generous double bedrooms, a versatile third bedroom currently used as a home office but space for a single bed, and an attractive family bathroom finished with floor-to-ceiling shower panelling. A fully boarded loft with fitted ladder and lighting provides excellent storage. Outside, the delightful rear garden is mainly laid to lawn and features a large sun-trap patio, ideal for outdoor dining and socialising. Conveniently located on a quiet road close to Shirley High Street and Southampton city centre.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Lounge

12' 8" x 11' 10" (3.86m x 3.61m)

A bright and inviting bay-fronted reception room, filled with natural light from the modern sash-style UPVC windows. An ideal space for relaxing with family or entertaining guests.

Kitchen

18' 8" x 11' 11" (5.69m x 3.63m)

A spacious and sociable kitchen/dining room forming the heart of the home, offering ample space for cooking, family meals and entertaining, with views and access to the rear garden.

Downstairs Wc

Convenient ground floor cloakroom fitted with WC.

Stairs To First Floor

Bedroom One

12' 8" x 11' 11" (3.86m x 3.63m)

A generous principal bedroom enjoying excellent natural light from the wide sash-style UPVC windows, creating a bright and comfortable retreat.

Bedroom Two

12' x 9' 11" (3.66m x 3.02m)

A well-proportioned double bedroom overlooking the rear aspect, offering plenty of space for bedroom furniture.

Bedroom Three

8' 5" x 8' 5" (2.57m x 2.57m)

A versatile single bedroom currently utilised

as a home office, equally suited as a child's bedroom, nursery or study.

Family Bathroom

Modern family bathroom fitted with shower over the bath (standard & rainfall shower heads), wash hand basin and WC, finished with attractive floor-to-ceiling shower panelling for ease of maintenance.

Loft space

Fully boarded loft space with fitted ladder and lighting, providing excellent additional storage.

Rear Garden

A well-maintained rear garden, mainly laid to lawn with a generous patio area that provides an excellent space for outdoor dining and entertaining.







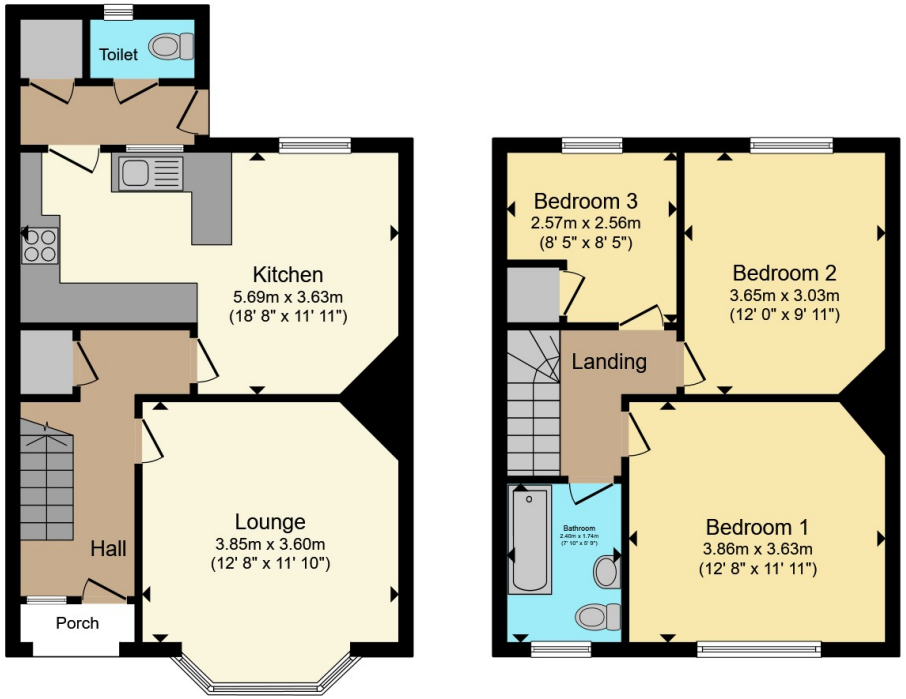



OUTATIME






Edward 18months
23/4/2016
RØDE



Ground Floor **First Floor**

Total floor area 89.4 m² (962 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 02380 789 351
E shirley@connells.co.uk

409 Shirley Road Shirley
SOUTHAMPTON SO15 3JD

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

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