



Wilton Crescent, Upper Shirley, Southampton, Hampshire, SO15 7QP

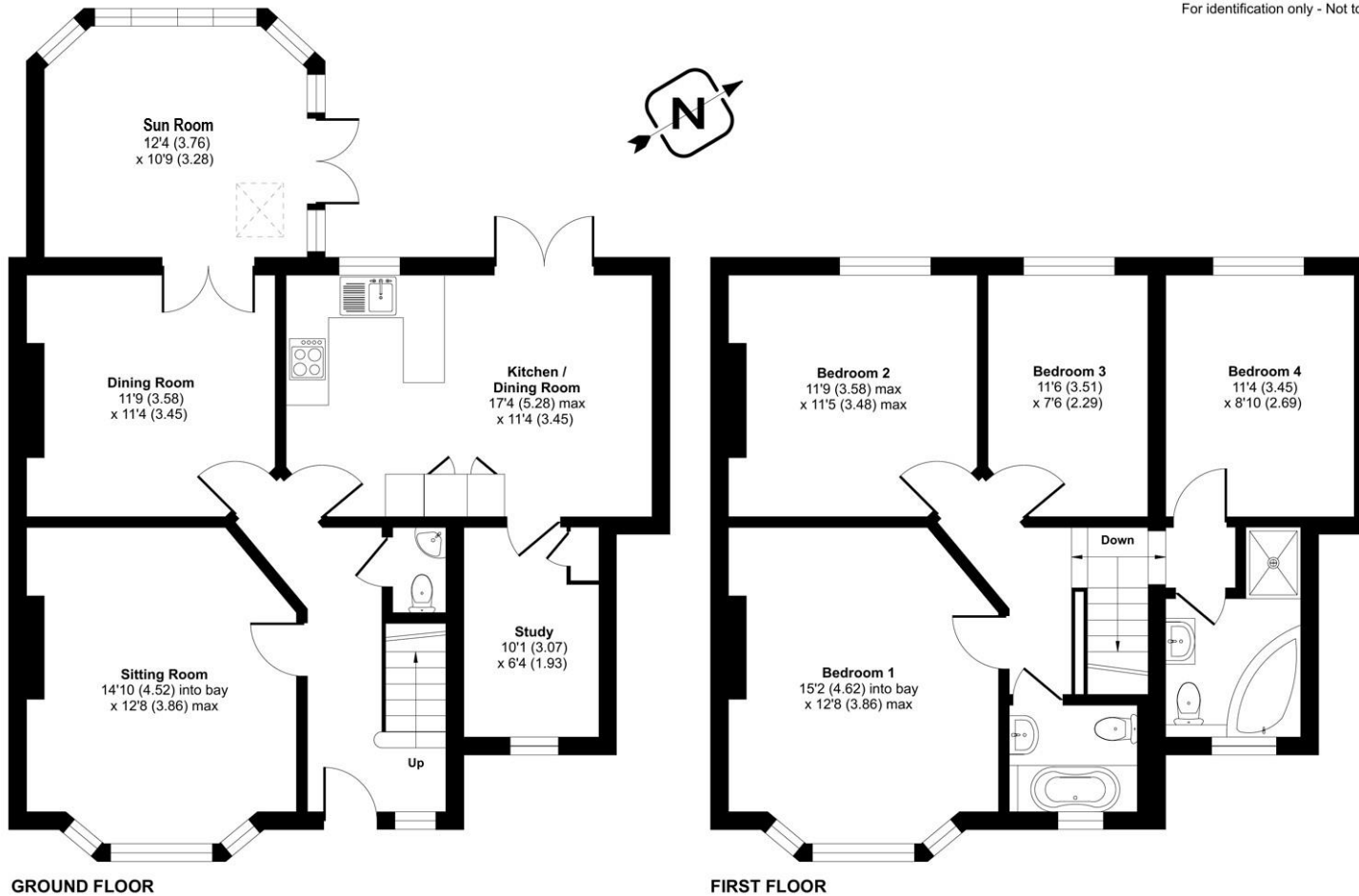


ACCOMMODATION

Enviably positioned within a quiet street in the highly desirable Upper Shirley district of the city is this extended, and well-presented four-bedroom family home. A true turn-key property, it is located in close proximity to many excellent educational facilities, the general hospital, the university campus, the city centre, the central railway station, and the vast open spaces on offer at the common. The home has been renovated and improved by the current owners, whilst still retaining the original character and charm. Upon entering, a welcoming hallway greets you, with access to all principal rooms and the useful downstairs cloakroom. To the front aspect there is a characterful sitting room with bay window, ornate fireplace and stripped wooden flooring. The heart of the home is the modern kitchen/dining room, with contemporary shaker style cabinets and integrated appliances. From this space there are a set of French doors out to the rear garden, and access to the study, an ideal space for remote working. A separate dining room, full of character, allows space for entertaining, and opens out to the light and airy sunroom. Upstairs, the first-floor landing provides access to the loft space and doors to all four well-proportioned bedrooms. All bedrooms are served by two modern bathrooms, with one of the bathrooms being a generously sized four-piece suite. Outside, there is a private, enclosed rear garden. Mainly laid to lawn, with lush mature borders and a patio terrace ideal for al fresco dining in the summer months.

Approximate Area = 1518 sq ft / 141 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1108329



SITUATION

Upper Shirley is a popular residential area with the The Common found close by that offers hundreds of acres of green open space. The mainline railway station is found just off Commercial road and allows access to London Waterloo and the General Hospital and University campus in Highfield are easily reached. A variety of local shops are found within the vicinity and the city centre includes the West Quay mall that has numerous restaurants and the Cinema de Lux. Popular schooling for all ages are found nearby and the sports centre and city golf course provide further excellent recreational facilities.



SPECIFICATION

- Four well-proportioned bedrooms
- Off road parking for two vehicles to rear
- Two reception rooms
- Open plan kitchen breakfast room
- Two bathrooms
- Close proximity to King Edward VI school
- Extended semi-detached family home
- Walking distance to the common

LOCAL AUTHORITY

Southampton City Council
Council Tax Band C

GUIDE PRICE

Asking Price £535,000

TENURE

Freehold