



Shirley Avenue, Shirley, Southampton, Hampshire, SO15 5NG



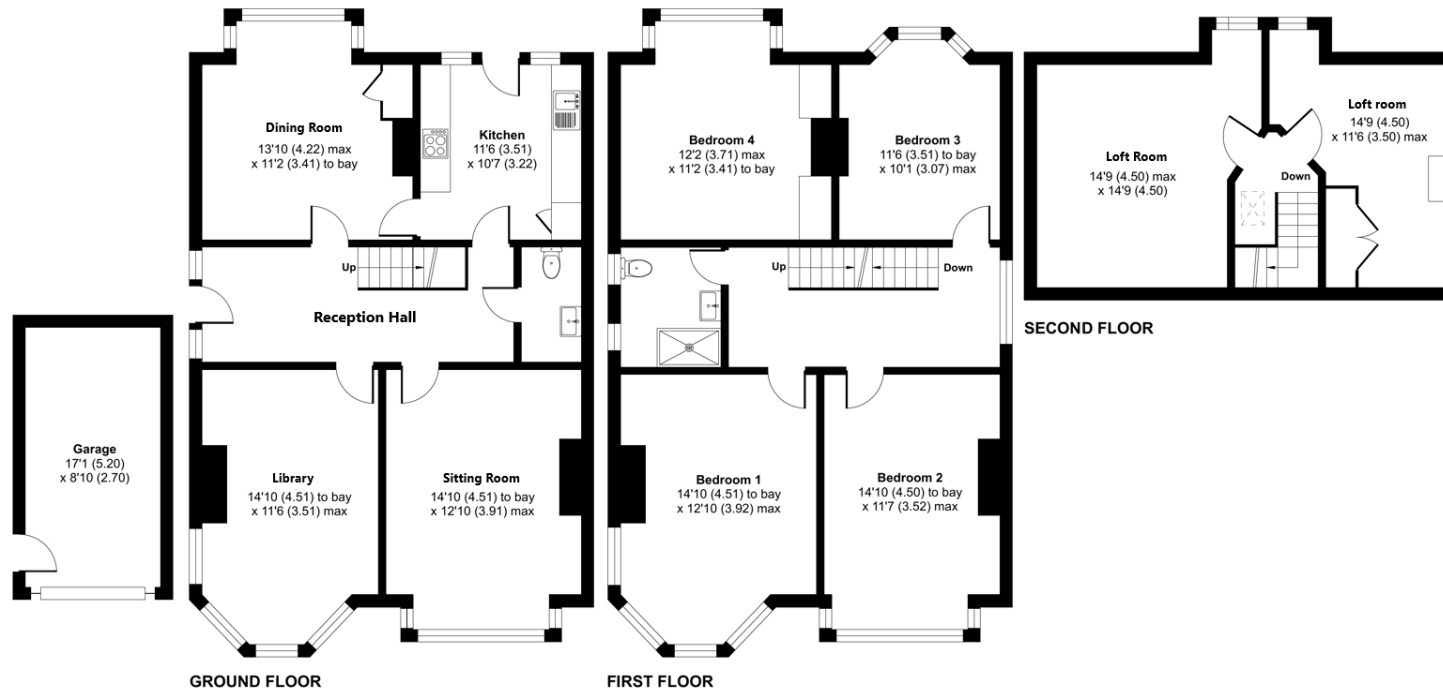


## ACCOMMODATION

Charters are delighted to offer to the market the opportunity to live in a highly desirable tree lined road in central Shirley, benefitting from all of your daily amenities being within close proximity. Locally, you are well served for quick and easy access to the bustling and busy high street, the city centre, the central railway station, schooling for all ages, the general hospital, and the vast open spaces on offer at the common making it the ideal setting for the whole family. The home which is arguably the most handsome, charming and impressive property in the street offers many original style features and detailing and will appeal to the discerning purchaser looking for a home of generous proportions with a flexible and versatile layout. The accommodation on the ground floor comprises of the reception hall with stairs rising to the first floor and internal doors to the library room to the front of the home with feature bay window, ornate coving, fireplace and stripped wooden floorboards and the sitting room again with open fireplace, wooden floorboards and decorative coving and ceiling rose. There is a modern and stylish kitchen to the rear of the home with adjoining dining room which offers the potential to open into one open plan kitchen dining and family room. The ground floor is completed by the addition of a handy WC and wash hand basin. The first floor landing provides access to the four generously sized double bedrooms all with bay windows and open decorative fire places all served by the sleek and stylish family shower room. The second floor landing provides further accommodation in the shape of two large loft rooms which could be used as bedrooms five and six. To the front of the home there is driveway parking for one vehicle whilst to the rear there is a large, flat, child and pet friendly garden for all to enjoy whilst the sun is shining and provides the ideal space for a spot of al fresco dining with family and friends. There is also the further added benefit of additional parking to the rear as well as detached workshop / garage.



Approximate Area = 2280 sq ft / 211.8 sq m  
 Garage = 151 sq ft / 14 sq m  
 Total = 2431 sq ft / 225.8 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		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

### SITUATION

Shirley is a sought-after residential area with The Common, central railway station and city centre all within easy reach. Local shops are within walking distance whilst the extensive facilities of Shirley high street are also found nearby. An excellent bus service serving all parts of the city passes along St James road and popular schools for all ages are located within the vicinity. St James Park is within walking distance and is an extremely popular place for families with children to enjoy outdoor recreation. An indoor swimming pool is found nearby in Kentish Road and is an additional neighbourhood facility popular with children of all ages.





### **SPECIFICATION**

- Four well proportioned double bedrooms
- Family bathroom & downstairs cloakroom
- Two loft rooms
- Off road parking to the front and the rear of the home
- Three reception rooms
- Many original style features and detailing
- Close proximity to the city centre & central railway station
- Walking distance to many local educational facilities

### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band F

**ASKING PRICE £725,000**

### **TENURE**

Freehold