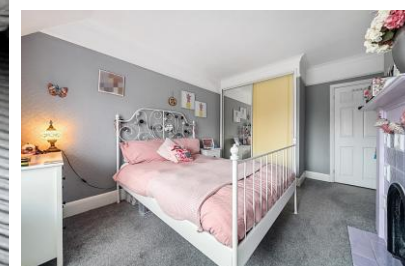


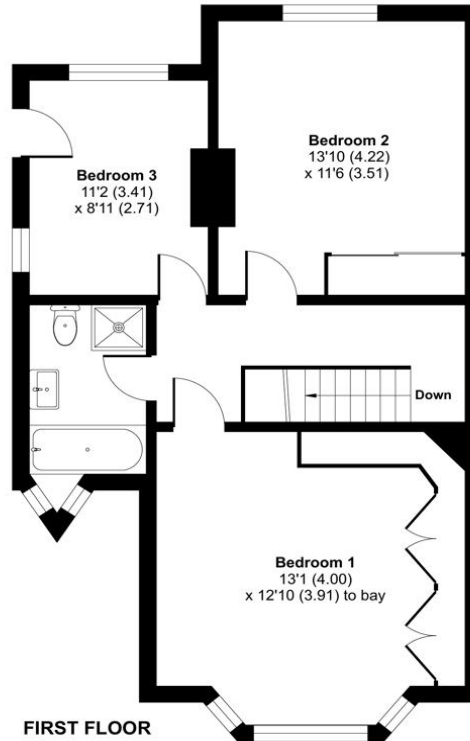
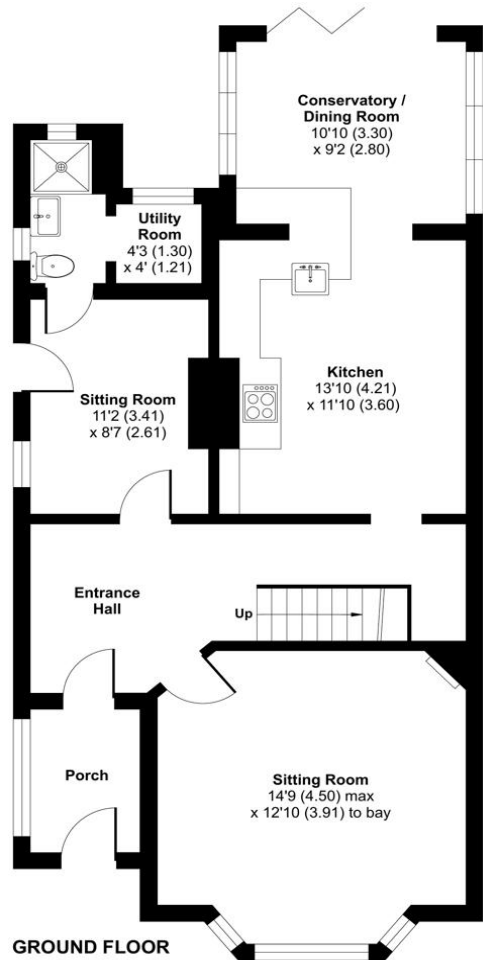


Seymour Road, Shirley, Southampton, Hampshire, SO16 6RH



ACCOMMODATION

Charters are delighted to bring to the market this generously sized and favourably laid out detached home which is enviably positioned within a quiet side street with close proximity of the General Hospital, schooling for all ages, the M3 & M27 motorway networks, the city centre, central railway station and the vast open spaces on offer at the common and the sports centre making it the ideal setting for the whole family. The accommodation on offer accessed from the useful storm porch briefly comprises the welcoming entrance hallway with feature archway, ceramic tile flooring and stairs rising to the first floor with internal doors leading to the sitting room to the front of the home with feature bay window, a second reception room which provides access to the rear garden and leads to the utility room and downstairs shower room. To the rear of the home is the wonderful open plan stylish kitchen dining and family area with bi fold doors leading to the rear garden and provides the ideal space for social gatherings with family and friends. The first floor landing provides access to the loft space and internal doors to the three double bedrooms, two of which benefit from built in wardrobe cupboards, all of which are served by the contemporary four piece bathroom suite. There is ample driveway parking to the front of the home, whilst to the rear there is a flat, child and pet friendly garden of generous size giving you the perfect space to enjoy the sunshine during the summer months.



Approximate Area = 1462 sq ft / 135.8 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	64	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Charters Estate Agents Limited. REF: 1236697

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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

- Close proximity to the General Hospital
- Three well proportioned bedrooms
- Ample driveway parking
- Generously sized rear garden
- In ready to move into condition
- Walking distance to the common and sports centre
- Two reception rooms
- Stylish and modern four piece bathroom suite

LOCAL AUTHORITY

Southampton City Council
Council Tax Band E

ASKING PRICE £550,000

TENURE

Freehold