

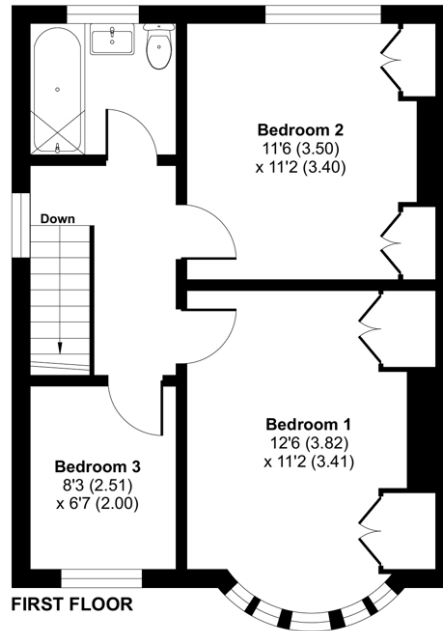
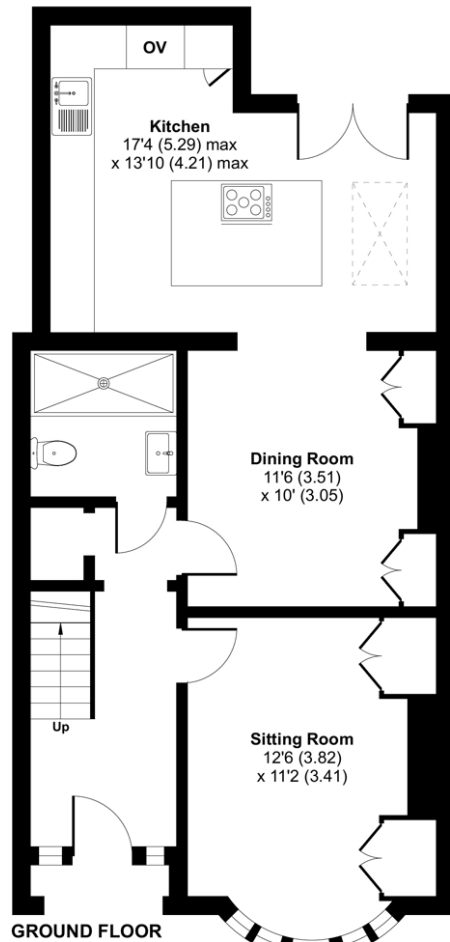


Wilton Crescent, Upper Shirley, Southampton, Hampshire, SO15 7QP

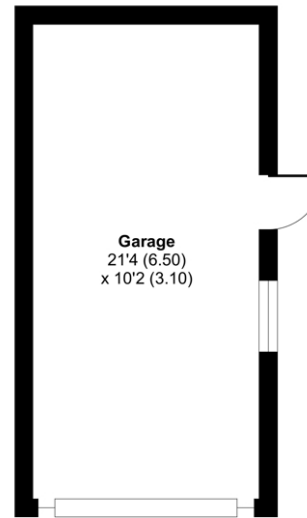


ACCOMMODATION

A stylish, extended three bedroom detached family home set in a quiet road within the heart of Upper Shirley. Locally you are well served for access to the city centre, the central railway station, the General Hospital, The University, many excellent educational facilities and the vast open spaces on offer at The Common. Flooded with natural light this property features many attractive original characteristics together with a high specification refurbishment that has been completed throughout that is showcased by the stunning contemporary open plan kitchen breakfast room with bi-fold doors opening to the garden. The central island comprises an induction hob, a downdraught extractor fan and a wine fridge being a perfect area for entertaining with friends and family, whilst also offering a more formal dining space if required. The kitchen also benefits from integrated white goods, including a dishwasher and an instant boiling water tap. Furthermore, there is a spacious, separate formal lounge with a beautiful bay window and separate dining room and the downstairs space is further complemented by a newly fitted modern shower room. All three bedrooms are generous in size with the principal and second both double in size. The principal bedroom further benefits from built in wardrobes and a bay window and there is a modern family bathroom. The garden has previously been landscaped and includes the patio area which is ideal for al fresco dining in the summer months and is the perfect space for outdoor entertaining. The property also benefits from driveway parking and a garage.



Approximate Area = 1118 sq ft / 103.8 sq m
 Garage = 217 sq ft / 20.1 sq m
 Total = 1335 sq ft / 123.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	74	
(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	



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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Charters Estate Agents Limited. REF: 1267596

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

- Character three bedroom detached family home
- Two reception rooms & stylish kitchen breakfast room
- Driveway parking and garage
- Refurbished throughout to a high standard
- Close proximity to the General Hospital & University
- Generously sized rear garden
- Family bathroom & shower room
- Walking distance to many excellent educational facilities

LOCAL AUTHORITY

Southampton City Council
Council Tax Band D

ASKING PRICE £550,000

TENURE

Freehold