

Warren Close, Southampton, Hampshire

Asking Price: £325,000

Austin & Wyatt





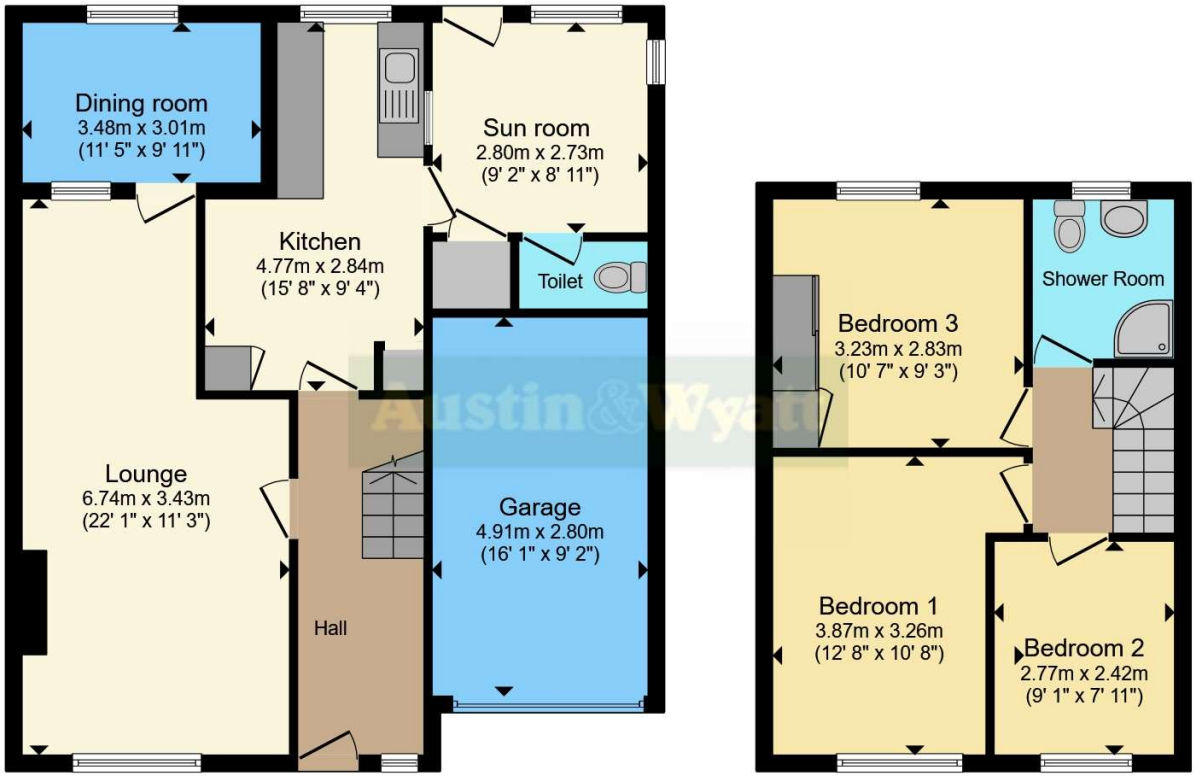


This charming three-bedroom detached house is tucked away in corner of a cul-de-sac. It features a well-appointed kitchen, a spacious lounge, dining room and sun room, providing ample living space for families. The property includes a convenient downstairs WC and an upstairs shower room, ensuring comfort and accessibility for all residents.

Additional amenities comprise a garage and off-road parking which enhances the practicality of the home. The enclosed garden, primarily laid to lawn, offers a serene tree-lined outlook, perfect for outdoor relaxation and activities.

This residence combines tranquillity with convenience, making it an ideal choice for those seeking a peaceful neighbourhood while remaining close to local amenities.

Shirley is a popular residential area lying on the western side of the city, conveniently situated for the General Hospital and the extensive shopping facilities of Shirley High Street. Access points for the M27 & M3 motorway networks are easily reached and the mainline railway station is found just off Commercial Road. St James Park, the sports centre and the city golf course provide excellent recreational facilities together with Oaklands Community Pool that is found nearby while woodland walks are available at Lordswood. Schooling for all ages is found within the vicinity and local convenience shops, Shirley Pond Park and Tanners Brook Greenway are within walking distance.



Total floor area 112.2 m² (1,207 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.focalagent.com





Council Tax Band: **D**

Tenure: **Freehold**

Viewing by appointment

T: 023 8070 4422
E: shirley@austinwyattcountrywide.co.uk
335 Shirley Road, Shirley, Southampton, Hampshire, SO15 3JD

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Austin & Wyatt is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: ASY_ASY250484_R4PL_8