



£270,000

Meadow Brook, Shelfield

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01922 322988



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Step Inside

Key Features

- THREE WELL-PROPORTIONED BEDROOMS
- MODERN KITCHEN WITH FRENCH DOORS TO GARDEN
- SPACIOUS LIVING ROOM WITH DUAL-ZONE LAYOUT
- TWO STYLISH BATHROOMS PLUS GROUND FLOOR WC
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- GARAGE & DRIVEWAY PARKING
- MOVE-IN READY WITH CONTEMPORARY FINISHES
- CLOSE TO LOCAL SCHOOLS AND SHOPS
- QUIET FAMILY-FRIENDLY CUL-DE-SAC LOCATION
- EXCELLENT TRANSPORT LINKS VIA A461 & M6

Property Description

FAMILY-FRIENDLY THREE-BEDROOM HOME WITH STYLISH INTERIORS AND A SPACIOUS GARDEN IN SOUGHT-AFTER SHELFIELD

This beautifully presented three-bedroom semi-detached home in the desirable Meadow Brook estate, Shelfield, offers modern family living with a welcoming feel. The home features a bright living room, contemporary kitchen, two bathrooms plus a downstairs WC, and three versatile bedrooms - all styled to a high standard.

The generous rear garden is perfect for entertaining or relaxing, with a partially covered patio area and lots of green space for children to play. Set in a quiet cul-de-sac, this property also benefits from off-road parking, a garage, and great proximity to local schools, shops, and commuter links.

Main Particulars

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Room-By-Room Details: -

Foyer - 2.00m x 1.69m (6'6" x 5'6") - Bright and welcoming entrance hall with modern décor, radiator cover, and internal access to the lounge and downstairs WC.

Living Room - 4.32m x 5.36m (14'2" x 17'7") - A spacious and versatile living space with ample room for family lounging and a dedicated work-from-home zone by the bay window. Stylish lighting, modern flooring, and a wall-mounted media setup.

Kitchen / Diner - 4.32m x 2.93m (14'2" x 9'7") - Sleek monochrome cabinetry with checkerboard tile splashback, built-in oven, and provisions for washing machine and American-style fridge freezer. Double doors open onto the rear garden patio, blending indoor and outdoor living.

Downstairs Wc - 0.93m x 2.13m (3'0" x 6'11") - A stylish and practical addition with WC, pedestal basin, mosaic tile splashback and natural light via the side window.

Primary Bedroom - 2.29m x 3.86m (7'6" x 12'7") - A comfortable and elegant double bedroom with built-in overhead and side storage units, perfect for clutter-free living.

Bedroom Two - 2.29m x 3.15m (7'6" x 10'4") - Another well-proportioned double room, currently used as a vibrant children's bedroom with feature furniture and playful decor.

Bedroom Three - 1.93m x 2.71m (6'3" x 8'10") - A versatile third bedroom, ideal as a nursery or a home office, complete with natural light and shelving for storage.

Main Bathroom - 2.29m x 1.18m (7'6" x 3'10") - Contemporary three-piece suite with full-size bathtub and modern tiling. Clean lines and well-lit with privacy window.

Shower Room

- 1.93m x 2.23m (6'3" x 7'3") - Fully tiled with walk-in shower enclosure, chrome towel radiator, vanity sink and WC. Great layout for busy mornings or guestuse.

Landing / Hallway - 1.09m x 3.34m (3'6" x 10'11") - Neatly carpeted with crisp white walls, leads to all bedrooms and family bathrooms. Light and airy with thoughtful finishing touches.

Rear Garden - Large, well-maintained lawn, custom patio seating under pergola-style roof, garden gym zone, swing chair, and a play area for children. Fully enclosed for privacy and safety.

Garage & Driveway - Private off-road parking and a secure garage offer excellent storage and practicality.

Don't miss this rare opportunity to own a turn-key family home in one of WS4's most sought-after locations.

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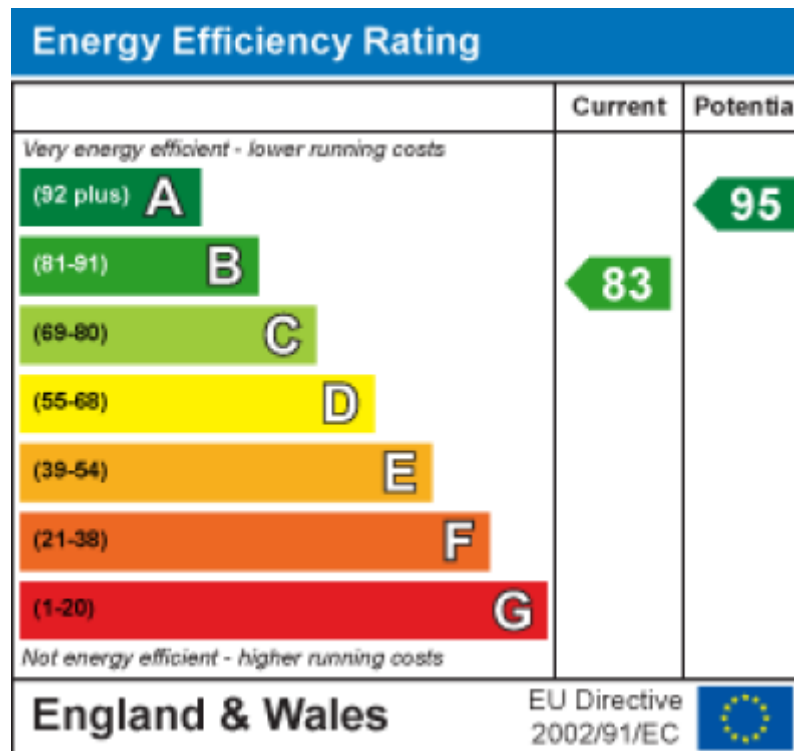


TOTAL: 72 m²
FLOOR 1: 36 m²; FLOOR 2: 36 m²
WALLS: 8 m²

FLOOR PLAN CREATED BY CUBICORP APP: MEASUREMENTS OBTAINED VISUALLY, RELIABLE BUT NOT GUARANTEED.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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