Midlands Estate - £350,000

Stanford
Est 2005

37 Midlands Estate, West End, Southampton, SO30 3AD

Asking Price £350,000

Stanford Estate Agents are delighted to offer this spacious and very well presented, semi-detached family home in this sought after location in West End. This fantastic property boasts good sized bedrooms, two reception rooms, a utility room, downstairs cloakroom and sunny aspect rear garden.

Entrance Hall:
Smooth plaster ceiling to coving, double glazed window to front aspect, stairs leading to first floor, radiator, doors leading to sitting room and kitchen.

Sitting Room: (13'11" x 11'5")
Smooth plaster ceiling, double glazed window to rear aspect, feature fireplace, radiator and laid to carpet.

Dining Room: (11'0" x 10'3")
Smooth plaster ceiling to coving, double glazed double doors leading to rear garden, radiator.

Kitchen: (11'0" x 9'10")
Smooth plaster ceiling to coving, double glazed window to front aspect, a range of matching wall and base level units with contrasting worksurfaces, sink and drainer with mixer tap, freestanding oven with extractor hood over, space and plumbing for a dishwasher.

Utility Room: (15'7" x 7'7")
A spacious utility room with space and plumbing for fridge/freezer, washing machine and tumble dryer, storage cupboard, door leading to the rear garden.

Cloakroom: (4'7" x 3'1")
Low level WC, hand wash basin, obscure double glazed window to front aspect.

First Floor Landing:
Smooth plaster ceiling, double glazed window to front aspect, access to all rooms, storage cupboard, access to loft via hatch.

Principal Bedroom: (13'6" x 9'2")
Double glazed window to rear aspect, built-in wardrobes, radiator and laid to carpet.

Bedroom Two: (13'6" x 11'5")
Smooth plaster ceiling to coving, double glazed window to rear aspect, radiator and laid to carpet.

Bedroom Three: (8'11" x 7'11")
Smooth plaster ceiling to coving, double glazed window to front aspect, radiator and laid to carpet.

Family Bathroom: (6'8" x 5'10")
Two obscure double glazed windows to front and side aspects, suite comprising panel enclosed bath with shower over, low level WC, hand wash basin and radiator.

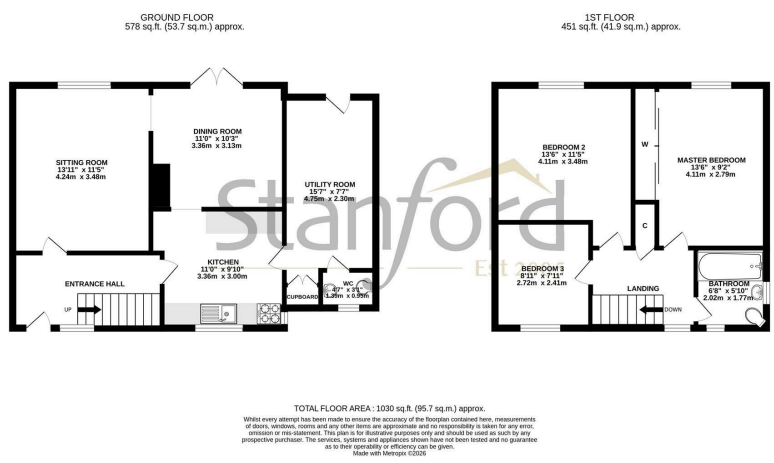
Front Garden:
Mainly laid to lawn with a footpath leading to front door and paving providing off road parking.

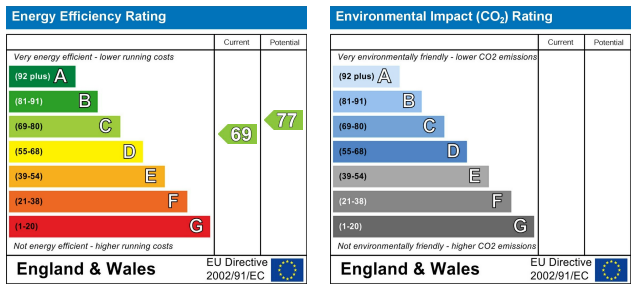
Rear Garden:
A delightful south-westerly facing garden, mainly laid to lawn with fence panel borders and multiple garden sheds.

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: C
Sellers Position: Looking To Purchase A Property
Local Primary School: St James C Of E Primary School
Secondary School: Wildern School/Deer Park

West End is a parish in Hampshire in the borough of Eastleigh, some five miles east of the city of Southampton. The village of West End is small and generally classed as an area in the outer suburbs or rural urban fringe of the borough of Eastleigh because of the surrounding woodland and countryside, including Telegraph Woods and Itchen Valley Country Park.

The village is known for being home of the Utilita Bowl, the stadium where Hampshire County Cricket Club plays, and occasionally England. Aside from a number of listed houses, the other landmarks of the parish are Moorgreen Hospital, a large, ornate Victorian building, the original St James School, built in 1901, on the high street, and West End Fire Station, a museum in the centre of the village. The village offers a host of shops, a chemist, local supermarket, doctors surgery, dentists and is minutes drive to Hedge End and M27 motorway links.





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