



Baxters Road

Shirley, Solihull, B90 2RS

- A Very Well Presented Mid-Terrace Family Home
- Situated on the Doorstep of Hope Coppice Green Space
- Three Bedrooms
- Kitchen/Diner

£265,000

EPC Rating 'TBC'





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gyms along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



The property is accessed via a footpath from the residents parking area and is set behind a lawned fore garden with a paved footpath extending to UPVC double glazed door leading into

Porch

With two useful storage cupboards and a wooden door leading to



Entrance Hallway

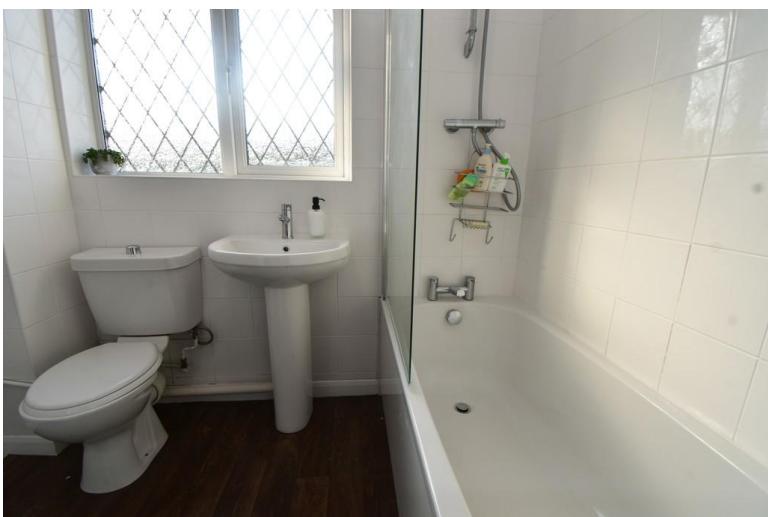
With ceiling light point, laminate flooring, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard, utility cupboard with space and plumbing for a washing machine and tumble dryer, door to garden room and access to

Lounge to Front

13' 9" x 11' 1" (4.2m x 3.4m) With UPVC double glazed bow window to front elevation, wall mounted radiator and ceiling light point

Kitchen/Diner to Rear

11' 9" x 9' 10" (3.6m x 3m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for a freestanding gas cooker, space and plumbing for dishwasher, tiling to splash back areas and floor, radiator, ceiling light point and a double glazed window to the rear aspect

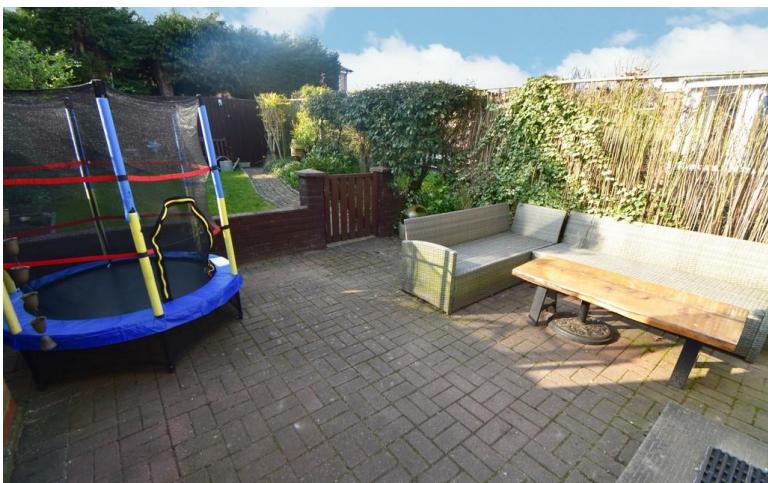


Garden Room

13' 5" x 5' 6" (4.1m x 1.7m) Of UPVC construction with French doors to rear garden, polycarbonate roof, tiled flooring and cold water tap

Guest W.C

Being fitted with a low flush WC and corner wash hand basin. Obscure UPVC double glazed window to rear and a ceiling light point



Landing

With loft access, ceiling light point, airing cupboard with a wall mounted combination gas central heating boiler and door to

Bedroom One to Front

14' 1" x 10' 9" (4.3m x 3.3m) With double glazed window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

12' 1" x 10' 9" (3.7m x 3.3m) With double glazed window to rear elevation with visible countryside outlook, radiator and ceiling light point

Bedroom Three to Front

9' 10" x 7' 2" max (3m x 2.2m max) With double glazed window to front elevation, radiator, over stairs storage cupboard and wall and ceiling light points

Family Bathroom to Rear

7' 2" x 5' 6" (2.2m x 1.7m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

Rear Garden

Being mainly laid to lawn with a block paved patio, panelled fencing to boundaries, external lighting, useful storage area, gated rear access and a variety of mature shrubs and bushes

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges

