



smarthomes

Yoxall Road

Shirley, Solihull, B90 3RW

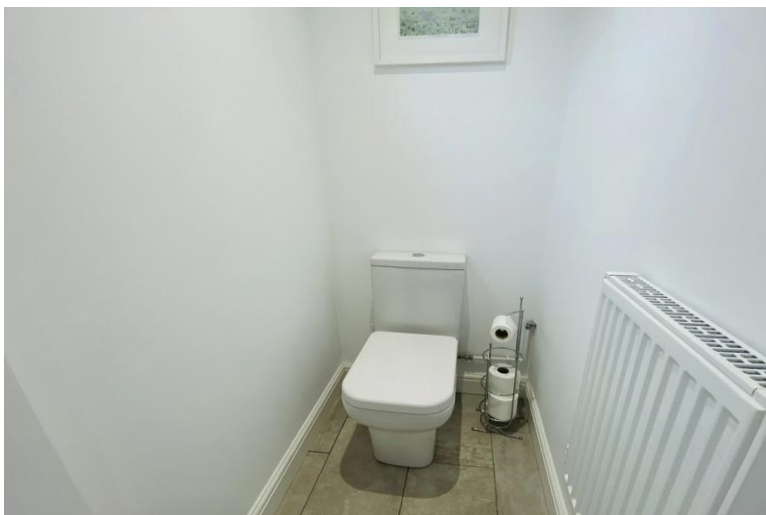
- A Beautifully Presented Semi Detached Family Home
- Three Bedrooms
- Attractive Lounge
- Superb Dining Kitchen
- Spacious Family Bathroom
- Utility Room & Guest WC

Offers Over £425,000

EPC Rating 59

Current Council Tax Band D





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 gymnasiums 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 & Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Tudor Grange Academy and Alderbrook School & Sixth Form to name but a few. The vendor advises this property currently falls within Tudor Grange Academy catchment, we advise all interested parties to confirm this via Solihull Metropolitan Borough Council.

Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



The property is set back from the road behind a block paved driveway providing off road parking extending to metal up and over garage door, external lighting and composite front door with double glazed insert leading into

Enclosed Porch

With double glazed windows, engineered oak flooring, lighting and hardwood glazed door leading through to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, engineered oak flooring and contemporary glazed doors leading off to



Attractive Lounge to Front

15' 0" x 10' 5" (4.57m x 3.18m) With radiator, ceiling light point, feature cast fire surround with tiled inset, double glazed bay window to front elevation with built-in window seat and bespoke storage cupboards to chimney recess

Superb Dining Kitchen to Rear

19' 5" x 11' 5" (5.92m x 3.48m) Being fitted with a range of wall, drawer and base units, complementary butcher block effect laminate work surfaces, sink and drainer unit with mixer tap, Metro tiling to splashback areas, four ring gas hob, inset electric oven and grill, integrated dishwasher, useful built-in storage pantry, under-cupboard lighting, radiator, spot lights to ceiling, feature exposed brick chimney recess with oak over-mantle, engineered oak flooring, double glazed window to rear, obscure window to utility, double glazed French doors leading out to the pleasant rear garden and double glazed door leading in to



Utility Room to Rear

15' 4" x 6' 9" (4.67m x 2.06m) With wall, drawer and base units, butcher block work surface, sink and drainer unit with mixer tap, Metro tiling to splashback areas, space and plumbing for washing machine, space for fridge freezer, porcelain tiling to floor, radiator, spot lights to ceiling, door to garage, obscure double glazed door leading out to the rear garden and door leading into



Guest WC

With low flush WC, radiator, tiled flooring and ceiling light point

Accommodation on the First Floor

Landing

With obscure double glazed window to side elevation, ceiling light point and doors leading off to



Bedroom One to Rear

13' 8" x 10' 5" (4.17m x 3.18m) With double glazed window to rear elevation, radiator, ceiling light point and a range of fitted wardrobes

Bedroom Two to Front

10' 8" x 14' 1" into bay (3.25m x 4.29m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Three to Front

11' 6" into wardrobe x 6' 11" (3.51m x 2.11m) With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobe



Spacious Family Bathroom to Rear

Being fitted with a three piece white suite comprising; P-shaped panelled bath with thermostatic rainfall shower over, additional handheld shower attachment and glazed screen, low flush WC and pedestal wash hand basin, two obscure double glazed windows to rear, tiling to water prone areas, ladder style radiator, engineered oak flooring, shaver socket and spot lights to ceiling

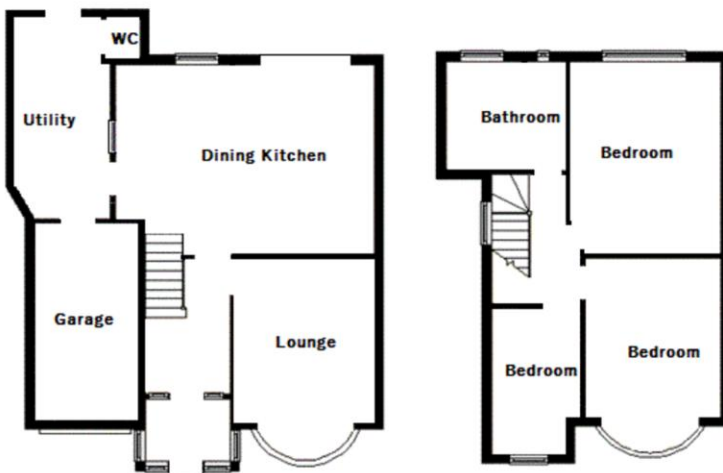
Garage

15' 4" x 7' 8" (4.67m x 2.34m) With metal up and over garage door to driveway, power points, ceiling strip light and wall mounted Ideal Logic boiler

Pleasant Rear Garden

Being mainly laid to lawn with Indian stone paved patio, well stocked shrub borders, concrete pathway extending to timber storage shed to rear, external lighting, cold water tap and fencing to boundaries

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 vendor. Current council tax band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.