



- A Well Presented & Extended Family Home
- Six Bedrooms
- Impressive Family Kitchen
- Four Piece Family Bathroom & Two En-Suite's

Loxley Avenue, Shirley, Solihull, B90 2QF

£650,000

A well presented and extended family home benefitting from six bedrooms, lounge, impressive family kitchen, guest WC, ground floor bedroom with en-suite, four piece family bathroom, master en-suite, home office, South facing rear garden with out-building and gated off road parking.

EPC Rating – 74

Council Tax Band - E

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 set back from the road behind wrought iron gates and block paved driveway providing off road parking extending to cold water tap, power outlet, security lighting and UPVC double glazed sliding door leading into





Enclosed Porch

With flagstone flooring, lighting, power outlet and wooden door with obscure glazed inserts leading through to

Entrance Hallway

With polished tiling to floor, ceiling light point, coving to ceiling, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, feature vertical radiator, window to front and doors leading off to

Lounge to Front

26' 2" x 10' 9" (8.0m x 3.3m) With double glazed bow window to front elevation, two ceiling light points, laminate flooring, two vertical radiators, feature wall with built-in shelving, lighting and inset fire, coving to ceiling and glazed oak doors leading through to

Impressive Family Kitchen to Rear

25' 11" x 21' 7" (7.9m x 6.6m) Being fitted with a range of high gloss wall, drawer and base units with complementary Quartz work surfaces and matching upstands, inset sink, tiling to splashback areas, six ring gas hob with feature glazed splashback and extractor canopy over, inset eye-level double ovens, integrated dishwasher, space for American style fridge freezer, centre island with Quartz work surface, breakfast bar seating area and further inset sink with instant hot tap, under-cupboard lighting,

double doors to built-in pantry area with space and plumbing for washing machine and tumble dryer, two vertical radiators, ceiling light points, coving to ceiling, double glazed window to rear, double glazed sliding patio doors leading out to the South facing rear garden, two Velux windows, polished tiled flooring and oak glazed door leading through to

Side Passage

With UPVC obscure double glazed door leading to the rear garden and the driveway, polished tiling to floor, radiator, wall lighting and oak door to

Guest WC

With low flush WC, corner sink, radiator, ceiling light point, polished tiling to floor and tiling to splashback areas

Ground Floor Bedroom Six to Front

10' 2" x 7' 6" (3.1m x 2.3m) With double glazed bow window to front elevation, coving to ceiling, radiator, ceiling light point and sliding door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising double shower enclosure with thermostatic rainfall shower, low flush WC and wall mounted wash hand basin, complementary tiling to walls and floor, ladder style radiator, extractor and ceiling light point

Accommodation on the First Floor

Landing

With coving to ceiling, dado rail, ceiling light point, stairs leading to the second floor accommodation and oak doors leading off to

Master Bedroom to Front

15' 1" x 11' 1" (4.6m x 3.4m) With double glazed window to front elevation, radiator, dado rail, coving to ceiling, ceiling light point with fan, laminate flooring, a range of fitted furniture and door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising corner shower cubicle with electric shower, low flush WC and vanity sink, obscure double glazed window to side, complementary tiling to walls and floor, ladder style radiator, spot lights to ceiling, wall lighting and extractor

Bedroom Two to Rear

12' 9" x 10' 5" (3.9m x 3.2m) With double glazed window to rear elevation, radiator, dado rail, coving to ceiling, laminate flooring, ceiling light point with fan and a range of fitted furniture

Bedroom Three to Front

12' 9" x 10' 5" (3.9m x 3.2m) With double glazed window to front elevation, radiator, ceiling light point, laminate flooring, dado rail, coving to ceiling and a range of fitted furniture

Bedroom Four to Front

8' 2" x 7' 10" (2.5m x 2.4m) With double glazed window to front elevation, radiator, ceiling light point, laminate flooring and coving to ceiling

Home Office to Rear

7' 10" max x 7' 6" (2.4m x 2.3m) With double glazed window to rear elevation, radiator, laminate flooring, coving to ceiling and ceiling light point

Four Piece Family Bathroom to Rear

7' 10" x 7' 2" (2.4m x 2.2m) Being fitted with a four piece white suite comprising; panelled bath with shower attachment over, low flush WC, vanity sink with storage cupboards and corner shower cubicle with thermostatic shower, obscure double glazed window to rear, tiling to walls and floor, ladder style radiator and spot lights to ceiling

Accommodation on the Second Floor

Bedroom Five

15' 5" x 12' 5" with some restricted head height (4.7m x 3.8m) With Velux window, double glazed windows, radiator, ceiling light points, eaves storage and door to built-in wardrobe

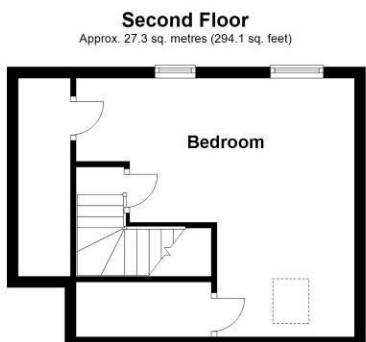
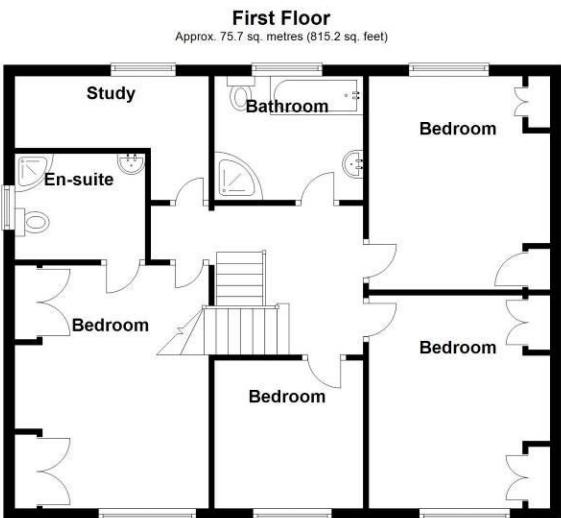
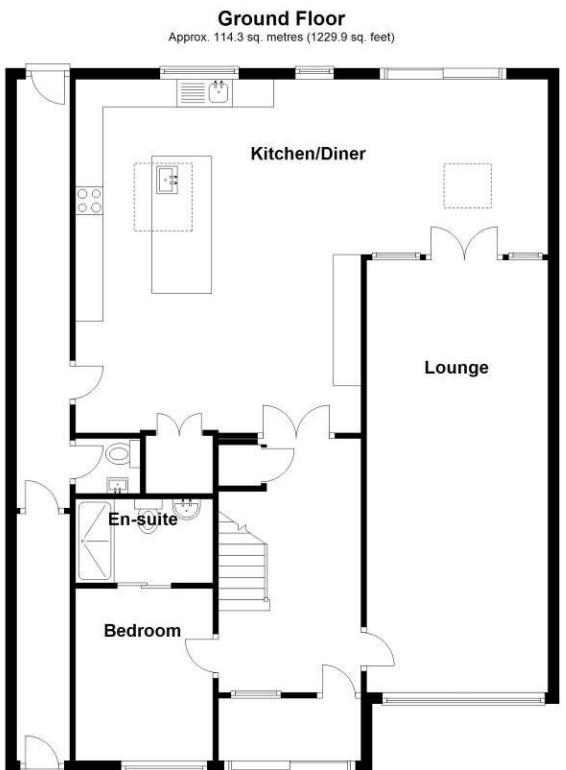
South Facing Rear Garden

With paved patio, pebbled terrace, raised planters, paved stepping stone pathway, fencing to boundaries, a variety of mature shrubs and bushes, hot and cold water taps, brick built barbeque, exterior lighting and UPVC obscure double glazed door to brick built out-building with double glazed window, security lighting and power

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. Current council tax band - E





Total area: approx. 217.3 sq. metres (2339.3 sq. feet)

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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 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.

