



smarthomes

Loxley Avenue

Yardley Wood, Birmingham, B14 4LG

- An Extremely Well Presented Semi-Detached Family Home
- Three Bedrooms
- Through Lounge/Diner
- Re-Fitted Family Bathroom

£270,000

EPC Rating - 59

Current Council Tax Band - C





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to a storm porch with a UPVC double glazed door leading into

Entrance Hallway

With laminate flooring, ceiling light point, radiator, stairs leading to the first floor accommodation, cloaks cupboard, UPVC double glazed door to side passage and Oak glazed door leading off to



Through Lounge/Diner

26' 2" x 9' 10" (8m x 3m) With UPVC double glazed bay window to front elevation, UPVC double glazed sliding patio doors to rear, three wall mounted radiators, laminate flooring, wall and ceiling light points and a feature fireplace with a living flame effect gas fire

Fitted Kitchen to Rear

10' 9" x 5' 6" (3.3m x 1.7m) 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 freestanding gas cooker, space and plumbing for washing machine, tiling to splash back areas, laminate flooring, wall mounted gas central heating boiler, ceiling spot lights, a UPVC double glazed window to the rear aspect and a UPVC double glazed door leading to



Side Passage

With a single glazed door to property frontage, UPVC double glazed door to rear, polycarbonate roof and ceiling light point



Landing

With ceiling light point, obscure double glazed window to side, over stairs storage cupboard, loft hatch and Oak door leading off to

Bedroom One to Front

13' 1" x 9' 2" (4m x 2.8m) With double glazed bay window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

12' 5" x 9' 10" (3.8m x 3m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

7' 6" x 6' 2" (2.3m x 1.9m) With double glazed window to front elevation, radiator and ceiling light point



Re-Fitted Family Bathroom to Rear

7' 10" x 5' 10" (2.4m x 1.8m) Being re-fitted with a modern white suite comprising of a panelled jacuzzi 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, laminate flooring, ceiling spot lights and an obscure double glazed window to the rear elevation



Southerly Facing Rear Garden

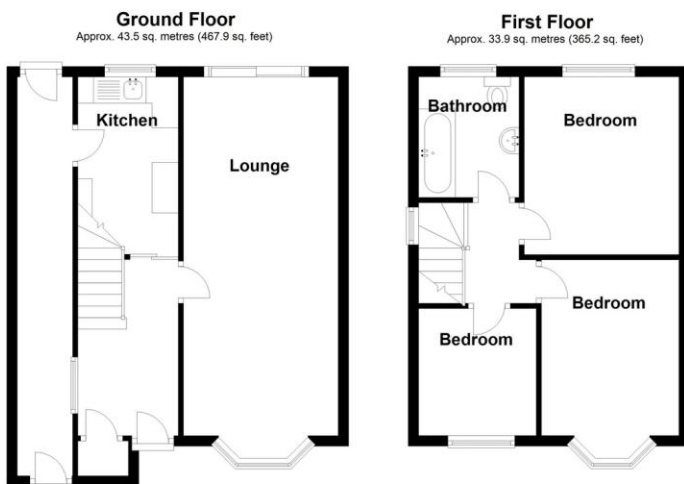
Being mainly laid to lawn with paved patio area, panelled fencing to boundaries, timber framed shed, mature shrubs and bushes, pond and access to

Rear Garage

Accessed via a shared rear service road

Tenure

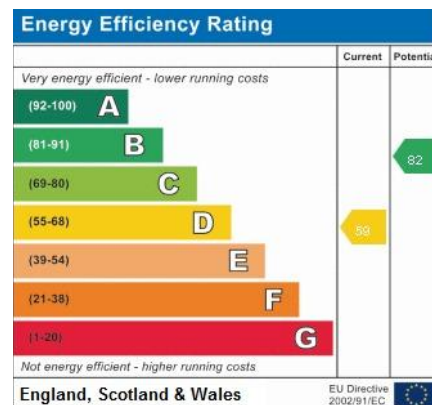
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - C



Ground Floor
Approx. 43.5 sq. metres (467.9 sq. feet)

First Floor
Approx. 33.9 sq. metres (365.2 sq. feet)

Total area: approx. 77.4 sq. metres (833.1 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 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.