



smarthomes

Yoxall Road

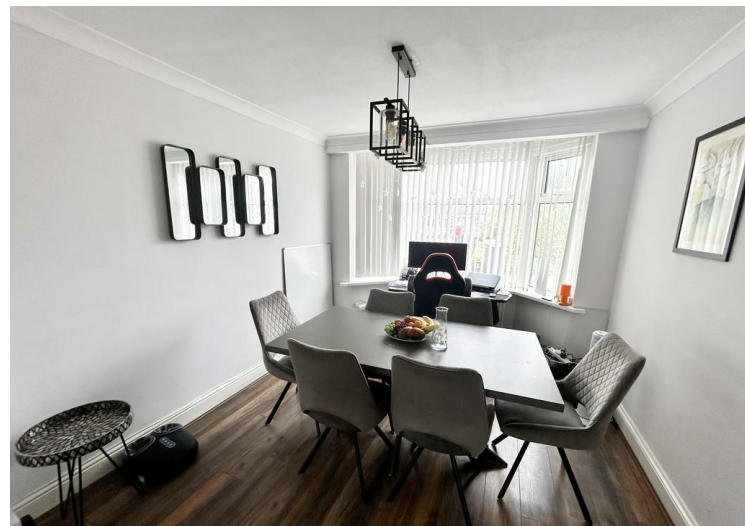
Shirley, Solihull, B90 3RW

- A Well Presented Semi Detached Family Home
- Four Bedrooms
- Through Lounge Diner
- Re-Fitted Kitchen

Offers Over £400,000

EPC Rating 57

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 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 a tarmac driveway providing off road parking extending to garage door and UPVC double glazed double doors leading into

Enclosed Porch

With obscure glazed door leading through to

Entrance Hallway

With ceiling light point, coving to ceiling, radiator, dado rail, wood effect flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



Through Lounge Diner

24' 0" x 9' 9" (7.32m x 2.97m) With double glazed bay window to front elevation, two radiators, two ceiling light points, coving to ceiling, wood effect flooring and double glazed patio doors leading out to the South East facing rear garden

Re-Fitted Kitchen to Rear

7' 8" x 9' 2" (2.34m x 2.79m) Being re-fitted with a range of high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for dishwasher, ceiling light point, tiled flooring, double glazed window to rear and opening through to



Utility Room

With space for fridge freezer, ceiling light point, tiled flooring, door to garage and door to rear garden

Accommodation on the First Floor

Landing

With ceiling light point, obscure double glazed window to side, stairs leading to the second floor accommodation and doors radiating off to

Bedroom One to Front

11' 9" x 9' 9" (3.58m x 2.97m) With double glazed bay window to front elevation, radiator, ceiling light point, wood effect flooring and fitted wardrobes with sliding mirrored doors

Bedroom Two to Rear

8' 7" x 7' 6" (2.62m x 2.29m) With double glazed window to rear elevation, radiator, wood effect flooring and ceiling light point





Bedroom Three to Rear

7' 5" x 8' 2" (2.26m x 2.49m) With double glazed window to rear elevation, radiator, wood effect flooring and ceiling light point

Family Bathroom to Front

Being fitted with a three piece white suite comprising; panelled bath with electric shower over, low flush WC and pedestal wash hand basin, with tiling to walls, obscure double glazed window to rear, radiator and ceiling light point

Accommodation on the Second Floor

Bedroom Four

11' 9" x 10' 5" with restricted head height (3.58m x 3.18m) With Velux windows, ceiling light point, wall mounted heater and storage to eaves

South East Facing Rear Garden

Being mainly laid to lawn with block paved patio, shaped pathway leading to brick built out-building ideal for conversion to home office and fencing to boundaries

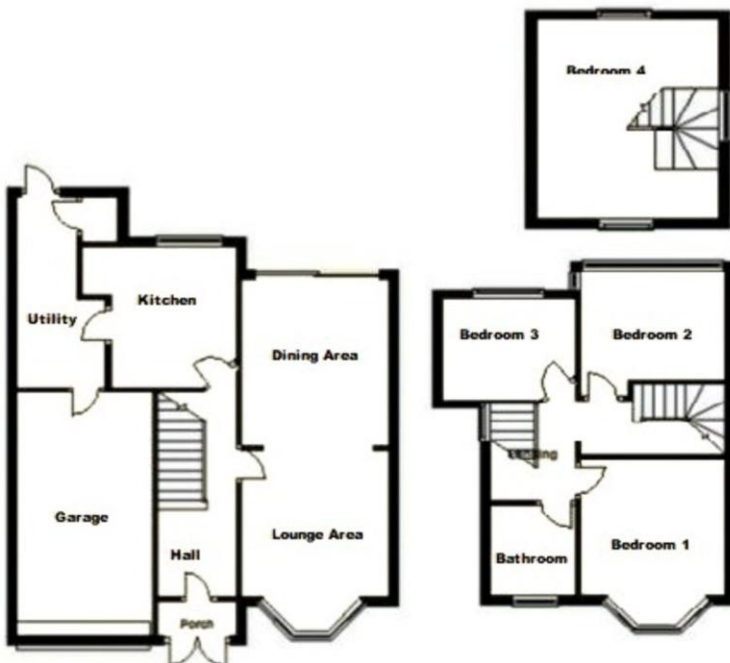
Garage

16' 5" x 8' 4" (5m x 2.54m) With up and over garage door to driveway and door to utility



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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

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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.