



smarthomes



- A Spacious Family Home
- Four Double Bedrooms
- Family Dining Kitchen
- En-Suite Shower Room

Loxley Avenue, Shirley, Solihull, B90 2QE

Offers Over £525,000

A spacious and beautifully presented modern semi-detached family home, which is well maintained and a must see to appreciate the standard of accommodation on offer. Benefitting from four double bedrooms, open plan family dining kitchen with built-in coffee machine, ceiling speakers for sound system, under-floor heating to the ground floor, lounge, utility, guest WC, en-suite shower room, four piece family bathroom, South East facing rear garden, garage and off road parking.
EPC Rating – TBC. 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 block paved driveway providing off road parking extending to gated side access, up and over garage door with external lighting and canopy porch with composite front door leading through to

Entrance Hallway

With spot lights to ceiling, tiled flooring with under-floor heating, stairs leading to the first floor accommodation and doors leading off to



Lounge to Front

18' 0" x 10' 5" (5.5m x 3.2m) With double glazed bay window to front elevation, ceiling spot lights, wood effect flooring and under-floor heating

Guest WC

With low flush WC, vanity wash hand basin, tiling to splashback, tiled flooring with under-floor heating, ceiling light point and extractor



Open Plan Family Dining Kitchen to Rear

20' 4" max x 23' 3" max (6.2m x 7.1m) Being fitted with a contemporary range of wall, drawer and base units with complementary Quartz work surfaces and matching upstands, inset sink with mixer tap, four ring Bosch hob with feature extractor canopy over and glazed splashback, inset eye-level Bosch double ovens, grill, microwave oven and Siemens coffee machine, integrated dishwasher and wine fridge, space for American style fridge freezer, breakfast bar seating area, ceiling light points, hard-wired ceiling speakers, tiled flooring with under-floor heating, double glazed windows to side and rear, double glazed French doors leading out to the South East facing rear garden, two Velux windows and door leading into

Utility Room to Rear

11' 9" x 4' 11" (3.6m x 1.5m) With UPVC double glazed door leading out to the rear garden, fitted high gloss wall and base units, laminate work surface, sink and drainer unit, space and plumbing for washing machine, tiled flooring with under-floor heating, ceiling light point and door to garage

Accommodation on the First Floor

Landing

With ceiling spot lights, stairs leading to the second floor accommodation, double glazed window to front elevation and doors leading off to

Bedroom One to Front

14' 1" x 8' 2" (4.3m x 2.5m) With double glazed window to front elevation, vertical radiator, spot lights to ceiling, wood effect flooring, door to walk-in wardrobe area with fitted furniture and door leading into

En-Suite Shower Room to Rear

Being fitted with a three piece suite comprising of; over-sized walk-in shower with thermostatic shower, low flush WC and feature wash hand basin with complementary tiling to walls and floor, obscure double glazed window to rear, ladder style radiator and spot lights to ceiling

Bedroom Two to Rear

14' 5" x 9' 10" (4.4m x 3.0m) With double glazed window to rear elevation, feature radiator, ceiling spot lights, wood effect flooring, fitted wardrobes with mirrored sliding doors and door leading into

Jack & Jill Four Piece Family Bathroom to Rear

9' 10" x 6' 6" (3.0m x 2.0m) Being fitted with a four piece white suite comprising; Jacuzzi style panelled bath with wall mounted mixer tap, low flush WC, wall mounted wash hand basin and corner shower cubicle with thermostatic shower, extractor, tiling to walls and floor, obscure double glazed window to rear, ladder style radiator, spot lights to ceiling and door to landing

Bedroom Three to Front

10' 2" x 9' 2" (3.1m x 2.8m) With double glazed window to front elevation, radiator, wood effect flooring, ceiling spot lights and fitted wardrobes with sliding doors

Accommodation on the Second Floor

Landing

With ceiling light point, two useful storage cupboards to eaves and door leading into

Bedroom Four

15' 1" x 13' 5" (4.6m x 4.1m) With two Velux windows to rear, ceiling spot lights, storage cupboards to eaves, wood effect flooring and radiator

South East Facing Rear Garden

Being mainly laid to lawn with paved patio, exterior lighting and fencing and hedging to boundaries

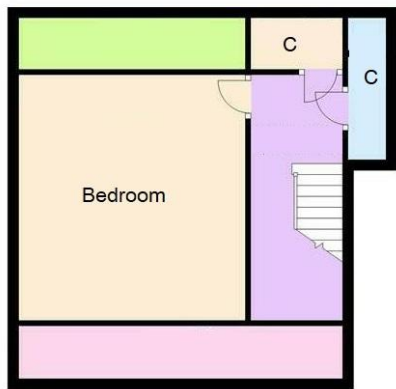
Garage

16' 8" x 7' 10" (5.1m x 2.4m) With electric roller shutter garage door to driveway, power points, ceiling light point, wall mounted combination boiler and coms room for in-house speaker system

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 – D.





316 Stratford Road, Shirley,
Soliuhull, West Midlands, B90
3DN

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

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