



smarthomes

## Yoxall Road

Shirley, Solihull, B90 3SD

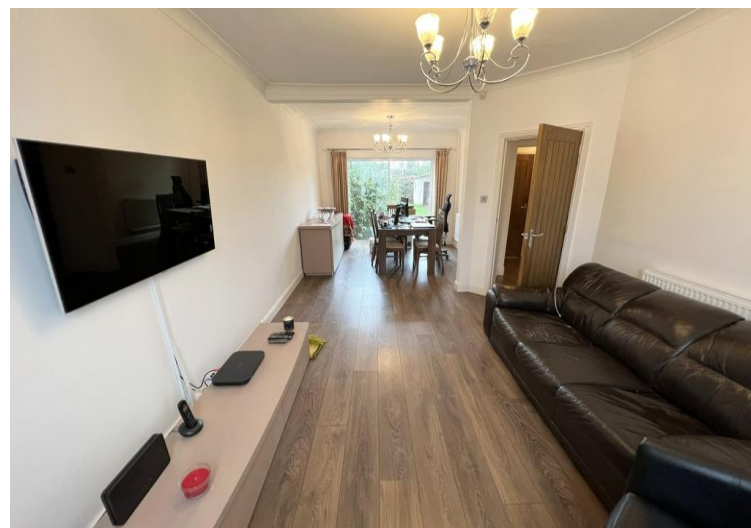
- An Extended Semi-Detached Family Home
- Three Bedrooms
- Extended Breakfast Kitchen
- Modern Ground Floor Shower Room

Offers In The Region Of

**£390,000**

EPC Rating - 68

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 with hedging and low level fencing to side boundaries and a UPVC double glazed door leading into

#### **Entrance Hallway**

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



#### **Through Lounge/Diner**

23' 7" x 10' 9" (7.2m x 3.3m) With UPVC double glazed bay window to front elevation, double glazed sliding patio doors to rear, laminate flooring, two wall mounted radiators and two ceiling light points



#### **Extended Breakfast Kitchen**

31' 2" x 6' 2" (9.5m x 1.9m) 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, further incorporating a 5 ring gas hob with extractor hood over. Eye level double oven and grill, space and plumbing for washing machine and tumble dryer, integrated dishwasher, wall mounted gas central heating boiler, tiling to splash back areas and floor, two radiators, three ceiling light points and UPVC double glazed door and window to the front and rear aspects



#### **Modern Ground Floor Shower Room to Rear**

6' 2" x 3' 11" (1.9m x 1.2m) Being fitted with a modern white suite comprising of a corner shower enclosure, wall mounted corner wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation

#### **Landing**

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

#### **Bedroom One to Front**

13' 5" x 10' 2" (4.1m x 3.1m) With double glazed bay window to front elevation, radiator and ceiling light point



### Bedroom Two to Rear

9' 10" x 9' 2" (3m x 2.8m) With double glazed window to rear elevation, radiator and ceiling light point

### Bedroom Three to Front

7' 10" x 5' 10" (2.4m x 1.8m) With double glazed window to front elevation, radiator and ceiling light point

### Modern Family Bathroom to Rear

6' 10" x 6' 6" (2.1m x 2m) Being re-fitted with a modern white suite comprising of a panelled bath with shower over, bidet, vanity wash hand basin and a low flush W.C. LED mirror, chrome heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

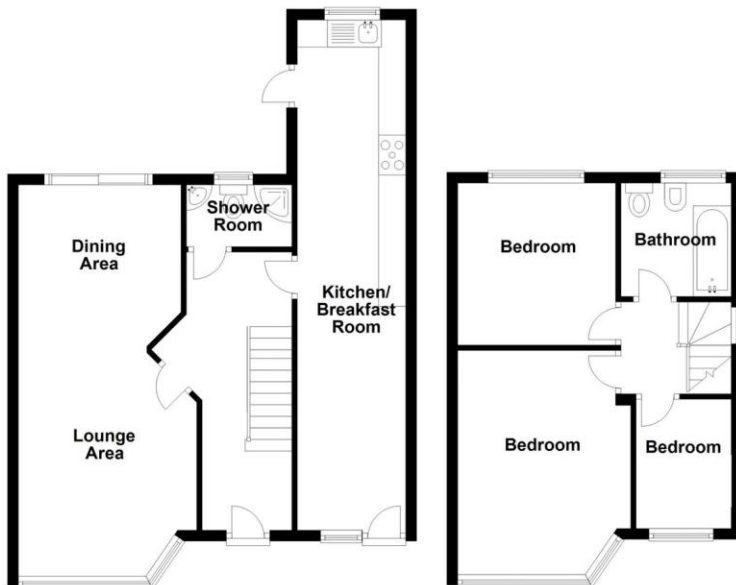


### Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio, cold water tap, security lighting, planted shrubs and bushes, brick built storage shed and panelled 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) <b>A</b>		
(81-91) <b>B</b>		26
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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 are 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.