



- Traditional Semi Detached Home
- Three Bedrooms
- Potential for Bedroom in Loft

79 Yoxall Road, Shirley, Solihull, B90 3RP

Offered with No Chain and located in the Tudor Grange catchment area, this Traditional Semi Detached home benefits from the added advantage of potential 4th bedroom into the loft. In need of some modernisation the property has Central Heating & Double Glazing and includes Entrance Hall, Lounge, Dining Room, Kitchen, Utility, Three Bedrooms and Bathroom on the first floor, Loft Room offering bedroom or study potential, Landscaped Gardens, Garage plus additional Driveway Parking. Early internal inspection is highly recommended to appreciate the accommodation the property offers.



Property Description

DETAILS

An enclosed entrance porch leads into the reception hall which has a door to the lounge having a feature fireplace and window to the front. A further door from the hall leads to the good sized dining room which has access to the rear garden. The kitchen is fitted with a wide range of white wall and base units and has a door to the useful utility room and thereafter the garage. On the first floor there are three bedrooms and a fitted bathroom. A loft access hatch opens to the large loft space which could be used as a further bedroom / study room.

OUTSIDE

To the front of the property is a tarmac driveway providing off road parking and access to the garage. Whilst to the rear, is a large, well established, landscaped garden with a full width patio area and mature shrub and hedge borders.

TENURE

We have been advised that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

VIEWING

At short notice with DM & Co. Homes on 0121 775 0101 or by email sales@dmmandcohomes.co.uk





PROPERTY TO SELL

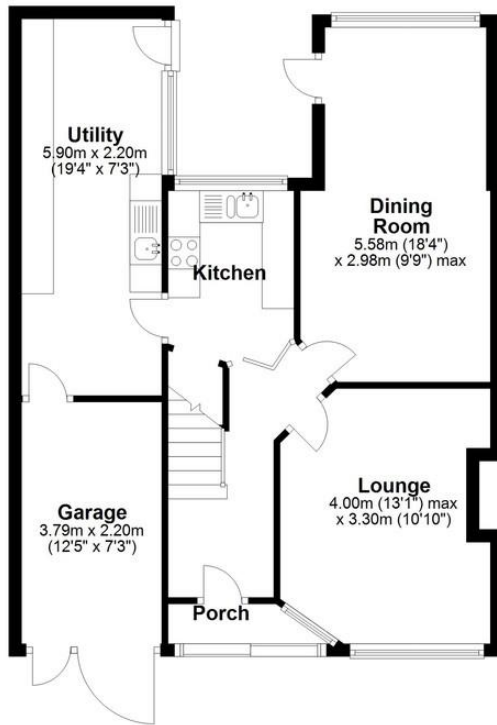
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

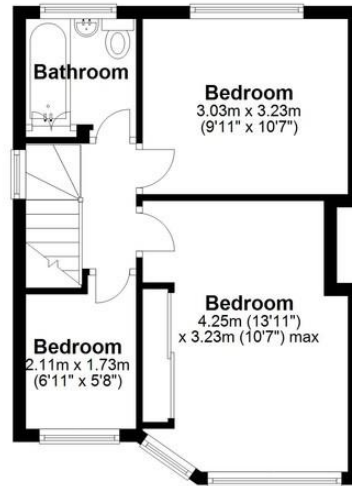
Ground Floor

Approx. 67.5 sq. metres (726.4 sq. feet)



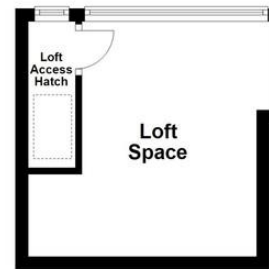
First Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



Second Floor

Approx. 13.6 sq. metres (145.9 sq. feet)



Total area: approx. 115.7 sq. metres (1245.8 sq. feet)

Please note this plan is for illustration purposes only. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

