

Yoxall Road, Shirley



Offers Over £340,000



## Yoxall Road, Shirley

- Semi-Detached
- Garage
- Conservatory
- Well Maintained
- Gas Central Heating
- 3 Bedrooms
- Off-Street Parking
- Huge Potential (stpp)
- uPVC Double Glazing

KLARICO Estate Agents are delighted to present this 3 bedroom semi-detached property situated within a sought after street in Shirley, Solihull. Benefits from having off-street parking for multiple vehicles with the addition of a garage.

The ground floor briefly comprises of a living/dining room, conservatory, kitchen and lounge. The first floor provides 3 spacious bedrooms and a family bathroom. Within the local proximity can be found a number of retail outlets and established brands on the Shirley high street including Asda, TheGym and many more. Also extremely popular for restaurants as Shirley high street is known for a diverse range of dining restaurants.

Within the local area can be found a number of good schools and nurseries including Tudor Grange Academy, Blossomfield Infant & Nursery School along with easy access to local transport links including rail and bus. This property has been maintained to a high standard and comes with great potential by means of a rear and side extension (stpp). A Must view property!

### Frontage

Off-street parking, tarmac

### Porch

Entrance to property through front porch

### Hall

Laminate flooring, ceiling light, wall mounted radiator, banister staircase with carpet

### Living Room

4.00m x 3.34m (13'1" x 10'11")  
Double glazed window to front, carpet, chimney breast with gas fireplace, ceiling and wall lights, wall mounted radiator, coving to ceiling

### Dining Room

3.35m x 3.03m (11'0" x 9'11")  
Double glazed door to conservatory, carpet, wall mounted radiator, coving to ceiling, ceiling and wall lights

### Conservatory

3.37m x 3.03m (11'1" x 9'11")  
Double glazed windows and patio doors to rear, laminate flooring, wall lights

### Kitchen

2.73m x 3.11m (8'11" x 10'2")  
Double glazed windows to rear, laminate flooring, ceiling light, coving to ceiling, drainer sink with mixer tap, worktop, storage units, plumbing for white goods, integrated gas cooker and oven

### Lounge

2.54m x 1.87m (8'4" x 6'2")  
Ceiling light, wall mounted radiator, laminate flooring

### Bedroom 1

3.38m x 2.82m (11'1" x 9'3")  
Double glazed window to front, carpet, wall mounted radiator, coving to ceiling, ceiling and wall lights

### Bedroom 2

3.07m x 2.90m (10'1" x 9'6")  
Double glazed window to rear, coving to ceiling light, ceiling light, wall mounted radiator

### Bedroom 3

2.46m x 2.00m (8'1" x 6'7")  
Double glazed window to front, wall mounted radiator, ceiling light, coving to ceiling, carpet

### Bathroom

2.18m x 2.00m (7'2" x 6'7")  
Privacy double glazed window to rear, bathtub, wash basin, toilet, laminate flooring, ceiling light, extractor, heated towel rail

### Garage

6.66m x 2.30m (21'10" x 7'7")  
Spacious garage with huge potential

### Rear Garden

Patio, laid lawn, fence panels to boundaries, access to garage

## Directions





## Yoxall Road, Shirley





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This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

176 Highfield Road  
Hall Green  
Birmingham  
West Midlands  
B28 0HT

0121 777 7211

[www.mannyklarico.co.uk](http://www.mannyklarico.co.uk)

