

Horton & Senate



177 Yoxall Road, Shirley, Solihull, B90 3RN

£339,950

- Three Bedroom Terrace
- Lounge
- Large South East Facing Rear Garden
- Separate WC & Bathroom
- Outbuilding With Power Ideal For A Home Office/Gym
- Tudor Grange Academy Catchment
- Kitchen/Diner
- Three Double Bedrooms
- Off Road Parking
- Well Presented Throughout

177 Yoxall Road, Solihull B90 3RN

This well-presented mid-terrace home offers three spacious double bedrooms and a comfortable front lounge, complemented by an open-plan kitchen diner ideal for modern family living. The property also benefits from a generous south-east facing garden, complete with an outbuilding featuring power and lighting—perfect for a home office or studio. A driveway provides convenient off-road parking, and the home is ideally situated within the sought-after Tudor Grange Academy catchment area.

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D

Council Tax Band: C



Approach

Via paved driveway with space for off road parking.

Ground floor

Hallway

Enter the property via front porch leading to the hallway

Hall

With stairs leading to the first floor, under stairs storage, a central heating radiator and doors to ground floor rooms.

Kitchen diner

Integrated oven with gas hob, plumbing for dishwasher inset sink with mixer tap space for fridge freezer extractor. Double glazed windows to rear elevations central heating radiator upvc door to rear garden

Dining

3.84 x 3.43

Kitchen

2.72 x 2.53

Outbuilding

4.60 x 5.25

Power and lighting double glazed windows

Front lounge

3.75 x 3.32

Double glazed window to front elevation, central heating radiator.

First floor

Landing

Doors to first floor rooms, double glazed window to the front elevation.

Bedroom one

3.35 x 3.83

Double glazed window to the rear elevation, central heating radiator.

Bedroom three

2.77 x 2.89

Double glazed window to the rear elevation, central heating radiator.

Bedroom two

3.83 x 3.32

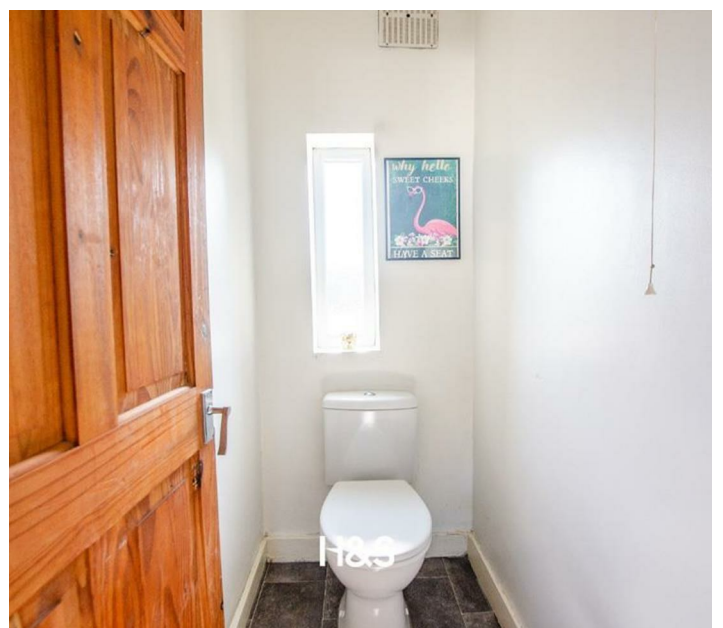
Double glazed window to the rear elevation, central heating radiator.

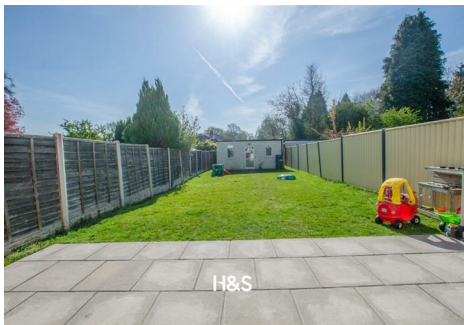
Bathroom

Fully tiled floor and walls, panelled p shape bath with shower over, wash basin with storage under. Heated towel rail. Double glazed window to the front elevation.

WC

WC with a double glazed window to the rear elevation.







Directions

Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC