



Loxley Avenue, Shirley, B90 2QE  
Marketed by Tom Cooper powered by eXp







# Description

Loxley Avenue is perfectly positioned in the heart of Shirley, within easy reach of local shops, schools and transport links.

The area is well served by popular schools including Light Hall Secondary School, Tudor Grange Academy and Blossomfield Infant and Nursery School. Shirley train station is just over a mile away, providing direct services into Birmingham City Centre and Stratford-upon-Avon, while the M42 motorway is only a short drive for those commuting further afield.

Owned by the same family since 1954, this much-loved home has been cared for over the years and is now ready for its next chapter. Offered for sale with no onward chain, the property would benefit from some modernisation but presents a fantastic opportunity for anyone looking to create their ideal home in a highly sought-after location.

Set back from the road with a driveway to the front, the house opens into a spacious entrance hallway which also provides access to a useful boiler room and storage space. The ground floor features a comfortable lounge and a kitchen breakfast room with plenty of potential for redesign. Upstairs, there are three bedrooms, a family bathroom and a large landing area that adds to the feeling of space.

Outside, the property boasts a generous mature rear garden that offers a wonderful sense of privacy and is ideal for families or keen gardeners. There is also a garage and an old coal house to the side.

With plenty of scope for extension (subject to planning permission), this home represents a rare opportunity to modernise and extend in one of Shirley's most desirable residential areas.

## Additional information

Tenure: Freehold

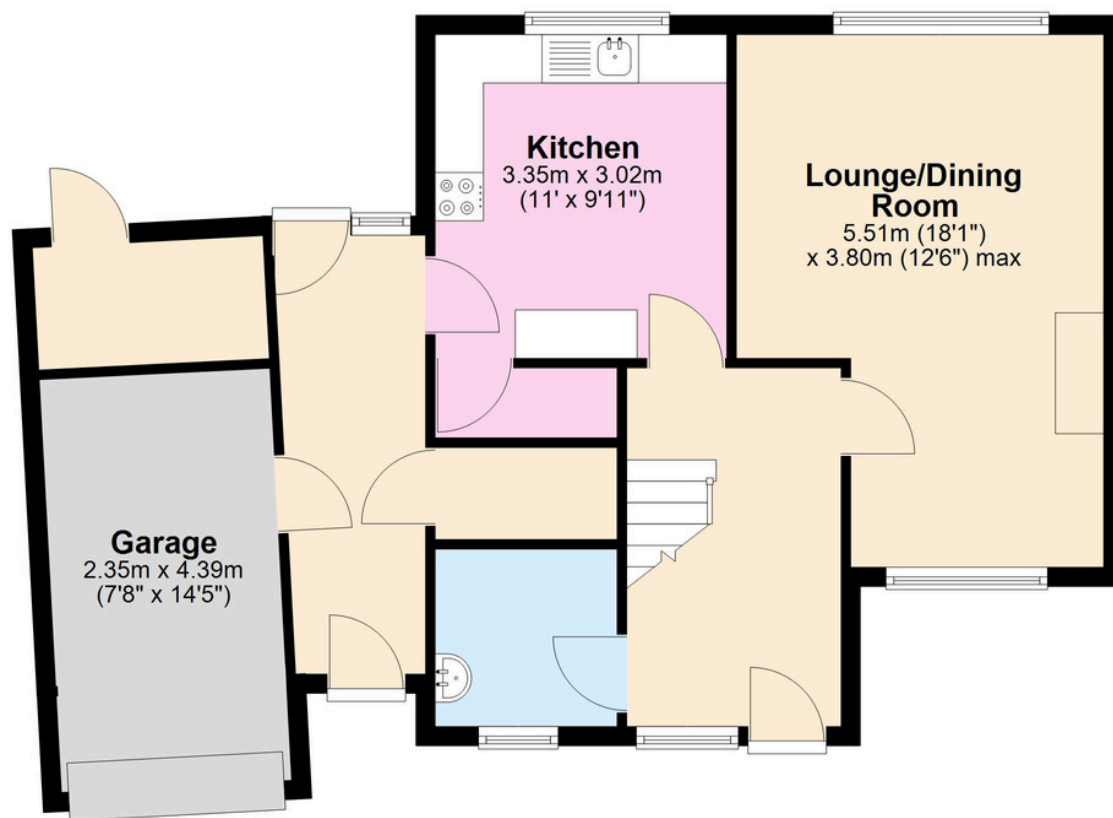
Sellers onwards position: No onward chain

EPC Rating: D

Council Tax Band: D

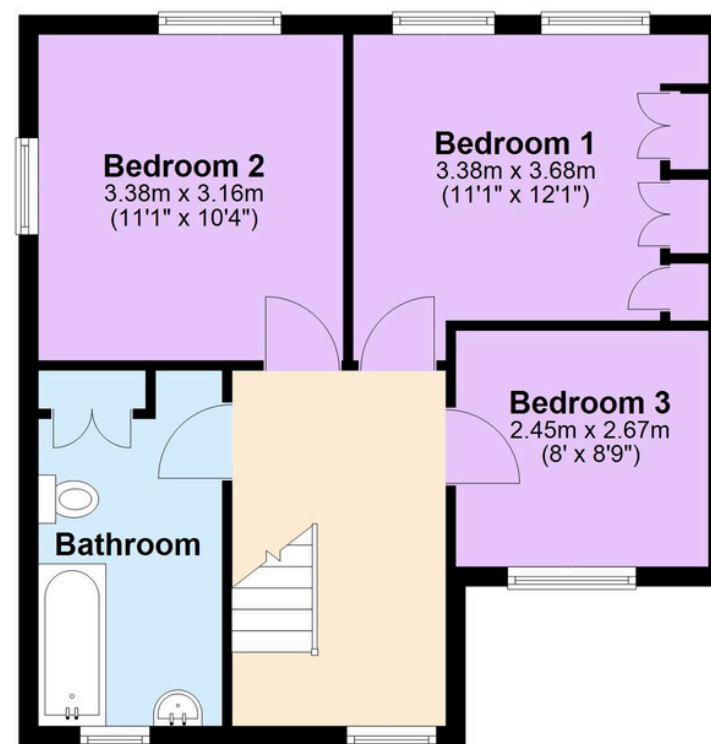
## Ground Floor

Approx. 52.2 sq. metres (561.5 sq. feet)



## First Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



Total area: approx. 97.5 sq. metres (1049.5 sq. feet)











# Why sell with Tom?

As an experienced estate agent covering Solihull, Birmingham, and Warwickshire, I take pride in delivering a fresh and innovative approach to buying and selling properties. With **over 10 years of experience**, I've built a bespoke agency that prioritizes a personal and modern service designed to make your property journey seamless and **stress-free**. Communication is key, which is why I offer a direct line for my clients to call, text, or WhatsApp me anytime with a guaranteed response. My services are available **seven days a week**, including evenings, ensuring you can reach me at a time that suits you. I operate on a **no sale, no fee** basis with no upfront commission or lengthy tie-in periods, giving you peace of mind and flexibility. I offer **professional photography**, detailed floor plans, and engaging video tours, all tailored to showcase your home at its best. Unlike traditional agencies, I don't believe in tying clients into long contracts. Instead, I focus on delivering results and providing a service that speaks for itself. Let me show you how selling your home should be done.

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## TOM COOPER

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