



35 Yoxall Road

Shirley, Solihull, B90 3SD

Guide price £425,000



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HS Homes are proud to present this well-maintained and extended 4 bed semi-detached family home situated on Yoxall Road. Yoxall Road is within Tudor Grange catchment area, and only a short distance from Shirley and Solihull Town Centre. The property comprises of a large kitchen diner, lounge and dining area, garage, 4 bedrooms, a study, and a family bathroom.

On Approach

The property sits behind a gravel driveway, which offers parking for 2 cars. A step up to the front door and into the Hallway.

Hallway

The hallway leads onto the lounge and the stairs to the first floor. There is a ceiling light and carpet throughout.

Lounge and Dining Area

The lounge has a double-glazed bay window to the front and gas fireplace on the centre wall. The dining area has 2 double-glazed windows to the rear and a door leading out to the garden. There are 2 radiators, a combination of ceiling and wall mounted lights and carpet throughout.

Kitchen

The kitchen has a large, double-glazed window to the rear with a door leading out to the garden. In the kitchen is a useful, large under-stairs cupboard with potential to convert into a WC. The kitchen has a combination of wall and floor mounted cabinets, sink with mixer tap, an integrated fridge and space for a freestanding oven and washing machine. The kitchen has a radiator, 4 ceiling lights and wall and floor tiles throughout.

Garage

The garage is accessible from the front of the house or the kitchen. The garage has fully fitted electrics and a ceiling light bar.

Garden

The rear garden has a paved seating area as you first step outside, and laid lawn to the rear. Enclosed with wooden fence panels and mature trees to the borders for full privacy.

Landing

A split staircase takes you to the first floor. Bedrooms 3 and 4 are to the right and to the left are bedrooms 1 and 2 along with a study and the family bathroom. There is a loft access point, ceiling light and carpet throughout.

Bedroom Four

The fourth bedroom has a double-glazed window to the rear, a radiator, ceiling light and carpet throughout.

Bedroom Three

The third bedroom has a double-glazed window to the front, a radiator, ceiling light and carpet throughout.

Bedroom Two

The second bedroom has a double-glazed window to the rear, a radiator, ceiling light and carpet throughout.

Bedroom One

The main bedroom has a double-glazed bay window to the front, a radiator, ceiling light and carpet throughout.

Study

The study can be used as a 5th bedroom or a nursery. There is a double-glazed window to the front, radiator, ceiling light and carpet throughout.

Family Bathroom

The family bathroom has an obscured double-glazed window to the rear and comprises of a shower over bath, sink with mixer tap and toilet. There is a heated towel rail, flush ceiling light and black and white wall and floor tiles throughout.

The Location

Yoxall Road is situated a mile from Shirley and just under 2 miles from Solihull Town Centre.

Solihull offers a wide variety of shops ranging from high street names, designer brands to small independent boutiques. It also offers an excellent selection of dining experiences too, ranging from fine dining, contemporary cafes to local traditional pubs.

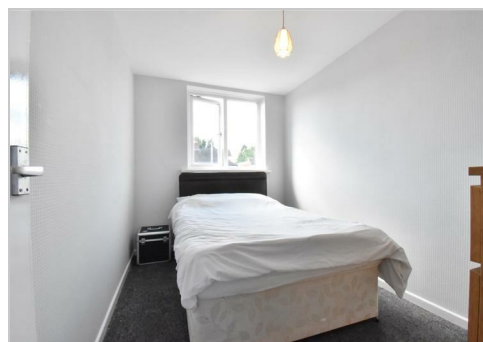
If you have a young family, schools will be a major consideration for you. Yoxall Road is in the catchment area for some of the best primary and secondary schools in the area, including Tudor Grange Academy that achieves above average

performance when it comes to progression and attainment 8 measures.

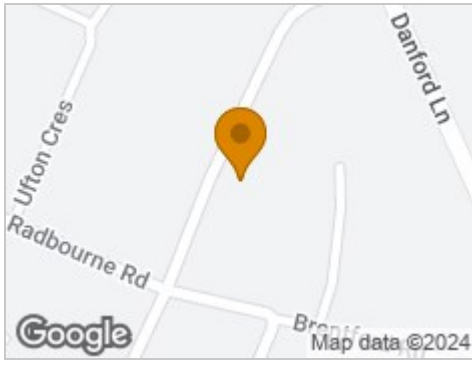
If it's the outdoors you prefer, you can find plenty of nature reserves and parks nearby. Solihull borough has over 150 miles of public rights of way, so getting outdoors and enjoying the wildlife couldn't be easier. The renovated and improved Shirley Park offers some great facilities such as a skate park, outdoor gym, children's play area, ornamental gardens, dog agility area, football pitches and tennis courts. Malvern and Bruton Park is also nearby and offers wide open recreation spaces, tennis courts, café and 2 children's play areas.

With excellent transport links to the M42, M40, M6 and M5, getting around the UK is simple. For those who don't drive, then Solihull Railway Station is situated less than 1.5 miles away, offering easy access to both Birmingham City Centre and London. If you want to escape the UK then Birmingham airport is less than 5 miles away, with over 150 direct flights running daily.

Yoxall Road is the perfect location if you enjoy a countryside lifestyle as well as being close to all local amenities.



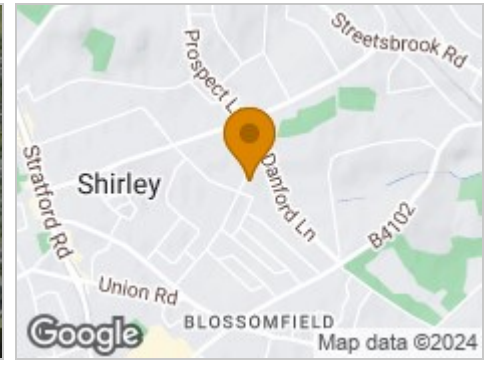
Road Map



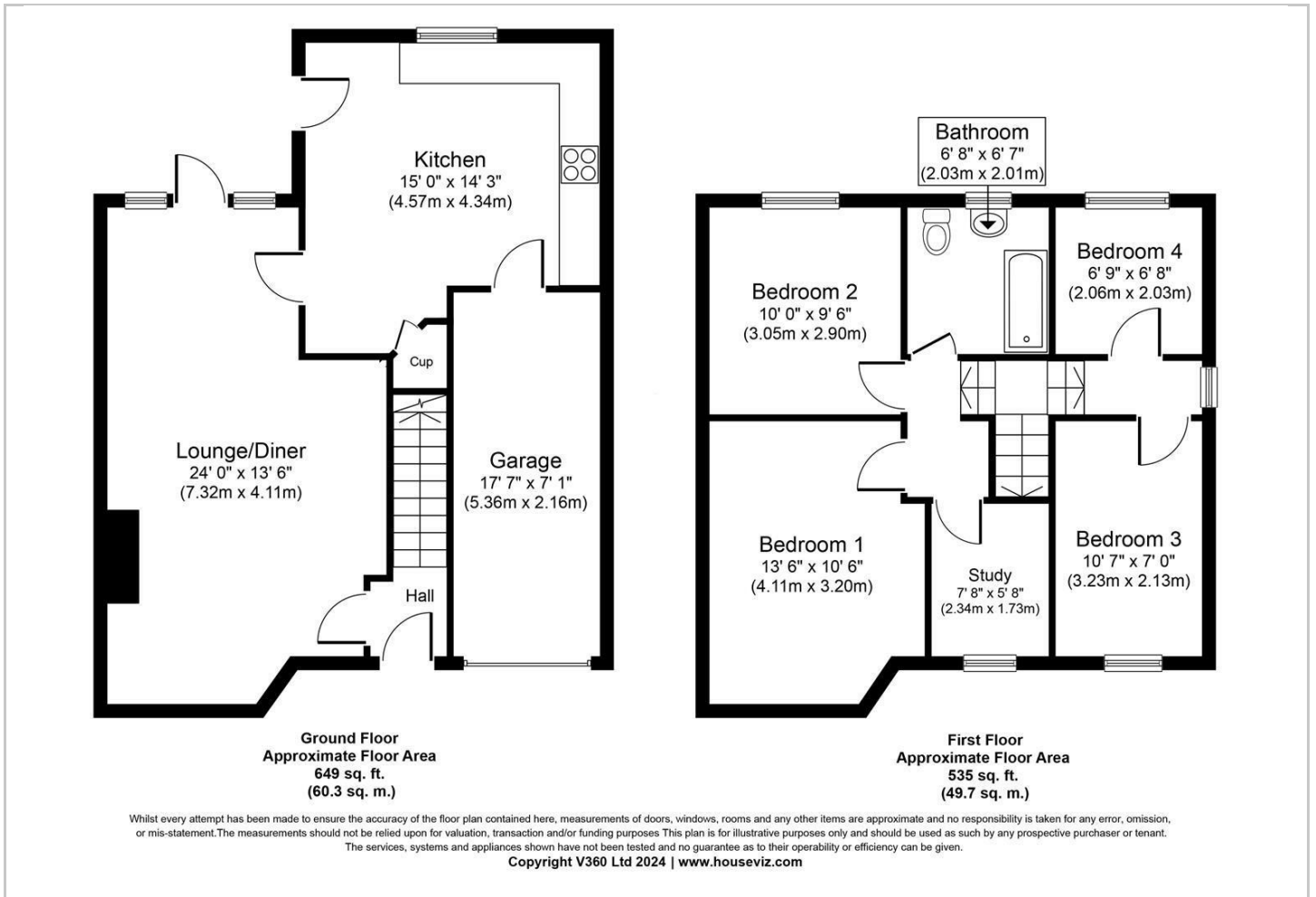
Hybrid Map



Terrain Map



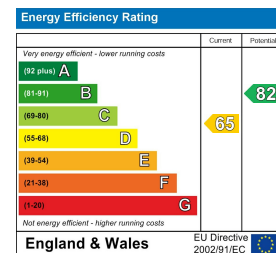
Floor Plan



Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.