

DRAKES

ESTATE AGENTS



Loxley Avenue, Shirley, B90 2QF

£395,000

- An Extended Detached Property
- Three Bedrooms
- Dual Aspect Lounge
- Dining Room
- Kitchen
- Conservatory
- Bathroom
- Garage & Off Road Parking
- South Facing Rear Garden
- Requires Refurbishment



SCAN TO VIEW
VIRTUAL TOUR

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Dual Aspect Lounge - 7.87m x 2.39m (25'10" x 7'10")

Conservatory to rear - 2.67m x 2.39m (8'9" x 7'10")

Kitchen to rear - 3.66m x 2.26m (12'0" x 7'5") max

Dining Room to rear - 3.48m x 3.12m (11'5" x 10'3")

Bedroom One to front - 3.91m x 2.69m (12'10" x 8'10") plus fitted wardrobes

Bedroom Two to rear - 3.91m x 2.69m (12'10" x 8'10")

Bedroom Three to front - 2.44m x 2.41m (8'0" x 7'11")

Bathroom to rear - 2.13m x 1.78m (7'0" x 5'10")

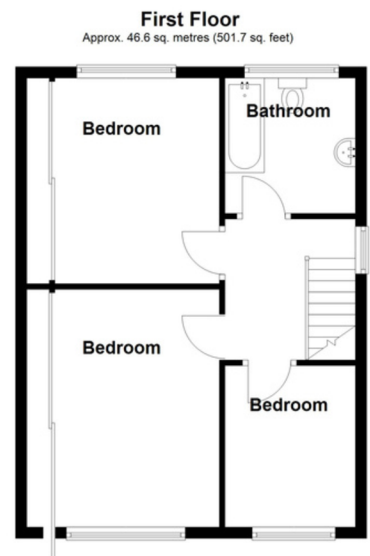
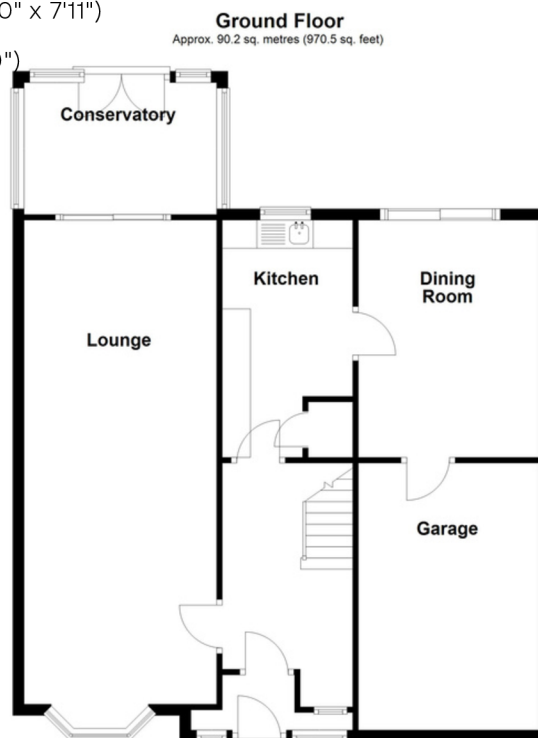
An extended detached property requiring refurbishment, being located in a popular location the accommodation comprises in brief of reception hall, lounge, conservatory, kitchen, dining room, three bedrooms, bathroom, garage, driveway providing off road parking and a south-facing rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: D

EPC Rating: D

Tenure: Freehold



Total area: approx. 136.8 sq. metres (1472.2 sq. feet)

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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