



95 Yoxall Road, B90 3RP

Sale Price £475,000



**Love
Property Co.**

95 Yoxall Road, Shirley, Solihull, B90 3RP

Tenure - Freehold
EPC Rating - C
Council Tax Band - C

Love Property Co are pleased to offer this sought after and fantastic opportunity to purchase this good size, extended and fully refurbished three-bedroom semi-detached B90 post code home within a prime residential location close to amenities on Shirley High Street, nearby Solihull Town Centre and with M42 motorway link by and within HS2, Birmingham International Airport and NEC.

The property offers the perfect opportunity and benefits from UPVC double glazing, gas central heating, private rear garden with a patio area with brick built storage, good sized entrance hall, lounge, open plan kitchen/diner/living area with integrated appliances, utility, down stairs wet room, first floor landing, three double bedrooms, tiled floor to ceiling modern family bathroom with separate bath and shower, private garden to rear, large driveway for multiple vehicles and a garage.

This residence provides a peaceful and homely retreat in a desirable location. Viewing is highly recommended.

PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.



PROPERTY MEASUREMENTS:

LOUNGE

9' 11" X 9' 11" (3.01m x 3.01m)

OPEN PLAN KITCHEN/LIVING/DINING

22' 5" X 21' 0" (6.83m x 6.40m)

UTILITY

6' 6" X 7' 3" (1.99m x 2.21m)

WETROOM

6' 11" X 5' 5" (2.10m x 1.65m)

BEDROOM ONE

10' 8" X 9' 11" (3.26m x 3.01m)

BEDROOM TWO

9' 11" max X 9' 11" (3.01m x 3.01m)

BEDROOM THREE

13' 8" max X 11' 10" (4.18m x 3.61m)

FAMILY BATHROOM

6' X 5' 4" (1.83m x 1.64m)

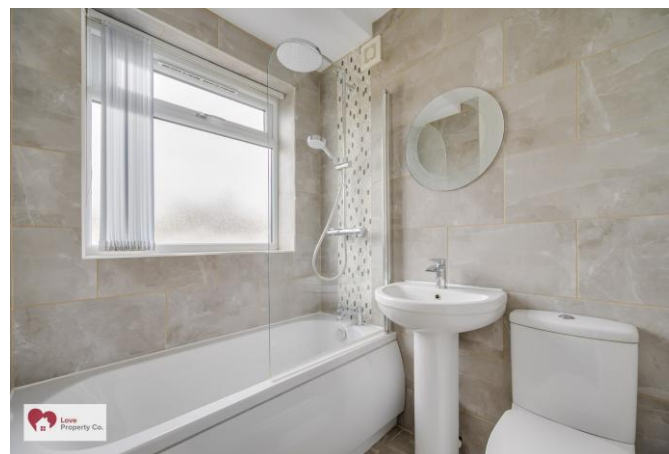
GARAGE

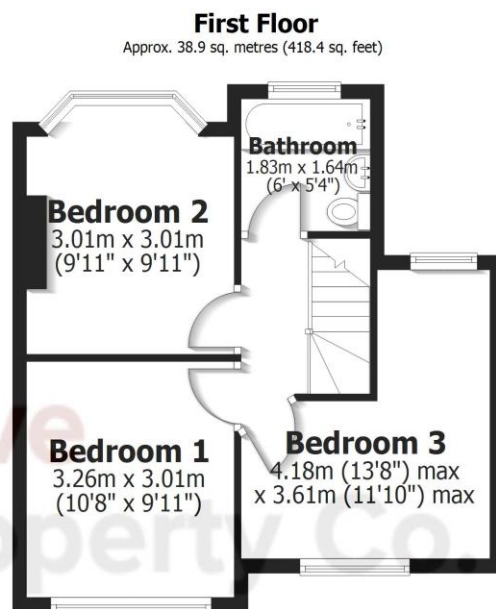
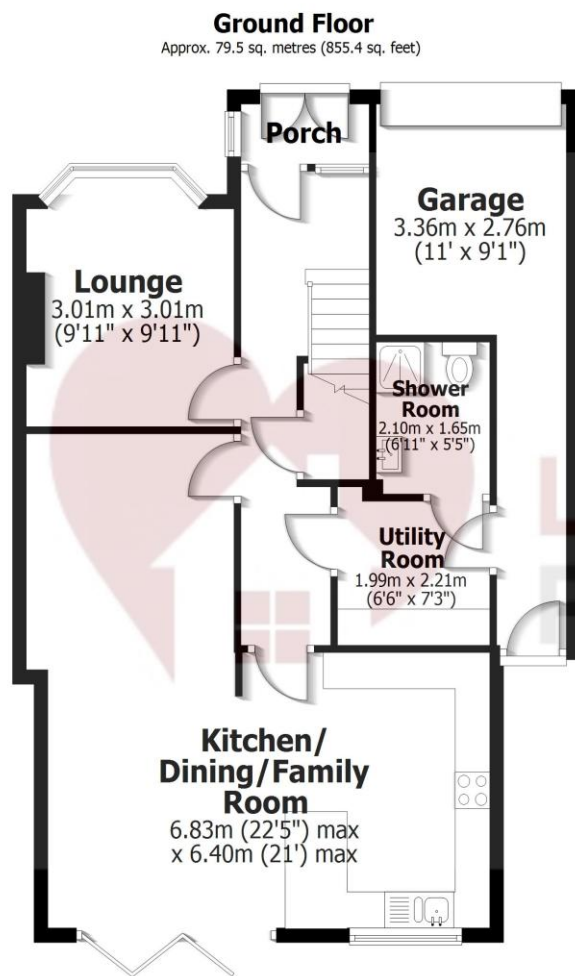
11' 0" x 9' 1" (3.36m x 2.76m)

Total area: approx. 118.3 Sq meters (1273.8 sq feet)

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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