



# Loxley Avenue, Shirley

**Asking Price £475,000**

- RECEPTION HALLWAY
- LOUNGE
- SUPERB LIVING/DINING KITCHEN
- FOUR GOOD BEDROOMS
- LARGE GARAGE
- GUEST CLOAKS WC
- STUDY
- UTILITY AREA
- EN SUITE & BATHROOM
- DELIGHTFUL REAR GARDEN

Loxley Avenue is a popular residential road situated just off Burman Road which is off Bills Lane. Constructed in the late 1950's this cluster of similar properties are located in a most convenient position close to the amenities of Shirley, yet in close proximity to woodland, a bridlepath and the fisheries along Bills Lane.

Along the A34 Stratford Road there is an excellent choice of shops, business premises, restaurants and pubs which are augmented by the superstores sited on the retail park on Marshall Lake Road.

There are well regarded schools in the area including Our Lady of the Wayside Roman Catholic School, Haslucks Green Junior School and Burman Infant School. We are advised that the property currently falls into Light Hall Senior School catchment area. All school catchments are subject to confirmation from the local education department.

There is a thriving business community in the Shirley area which extends south along the A34 to the Cranmore, Widney and Solihull business parks and on to the Blythe Valley Business Park which is sited on the junction with the M42 motorway which provides access, via its junction with the A45, to The National Exhibition Centre, Birmingham International Airport and Station.

An excellent location therefore for this greatly extended and improved 1950's semi detached house which is set back from the road behind a block edged tarmac driveway with ornamental wall to the front. The driveway extends to a covered car port area and to the side of this a composite front door with double glazed sidelights, opens to the

### WELCOMING RECEPTION HALLWAY



Having recessed ceiling spotlights, 'Karndean' flooring, designer central heating radiator, staircase with feature oak and glass balustrading rising to the first floor accommodation with storage below and doors opening to the lounge, dining kitchen, study and guest cloaks WC

### GUEST CLOAKS WC



Having ceiling light point, 'Karndean' flooring, heated towel rail, low level WC and vanity wash hand basin

### LOUNGE

**21'5" max x 10'10" max (8'5" min) (6.53m max x 3.30m max (2.57m min))**



Having double glazed bi-fold doors to the rear garden with concealed blinds, recessed ceiling spotlights and ceiling light point, 'light pipe' for additional natural light, ceiling mounted speakers, two designer radiators and feature fireplace



**SUPERB LIVING & DINING KITCHEN**  
**20'5" x 18'3" max (6.22m x 5.56m max)**



Having UPVC double glazed double opening doors and window to the rear garden, recessed ceiling spotlights, designer central heating radiator, 'Karndean' flooring, sliding door to the utility area, door opening to the garage, space for dining table and seating and being fitted with a comprehensive range of modern wall and base mounted storage units having contrasting work surfaces over with inset sink and drainer unit, integrated electric oven, space and plumbing for dishwasher, space for an American style fridge freezer, central island unit with inset 5 burner gas hob and ceiling mounted extractor canopy over



**UTILITY AREA**

Having recessed ceiling spotlights, plumbing for washing machine, larger style storage unit and 'Karndean' flooring

**STUDY**

**8'7" x 6'0" (2.62m x 1.83m)**



Having UPVC double glazed window to the front, recessed ceiling spotlights, central heating radiator, 'Karndean' flooring and built in desk unit with drawer storage

## GALLERIED FIRST FLOOR LANDING



Having UPVC double glazed window to the front, three ceiling light points, airing/storage cupboard, feature 'oak/glass' balustrading and drop down hatch with ladder that leads to the loft space

## MOSTLY BOARDED LOFT SPACE

Having light, power and 'Velux' style window to the rear

## BEDROOM ONE

17'3" max x 9'9" overall (5.26m max x 2.97m overall)



Having two UPVC double glazed windows to the rear, two ceiling light points, central heating radiator, built in wardrobes, laminate wooden flooring and archway access to the en suite

## EN SUITE SHOWER



Having ceiling light point and recessed spotlight, shower enclosure with pivot door, wash hand basin, mid level WC and full height wall tiling

## BEDROOM TWO

12'6" x 9'9" (3.81m x 2.97m)



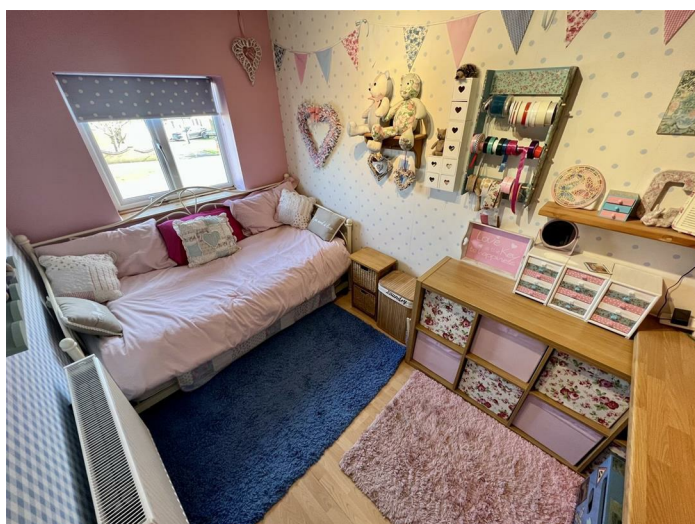
Having two UPVC double glazed windows to the rear, laminate wooden flooring, ceiling light point, central heating radiator and built in wardrobe

**BEDROOM THREE**  
8'9" x 8'0" (2.67m x 2.44m)



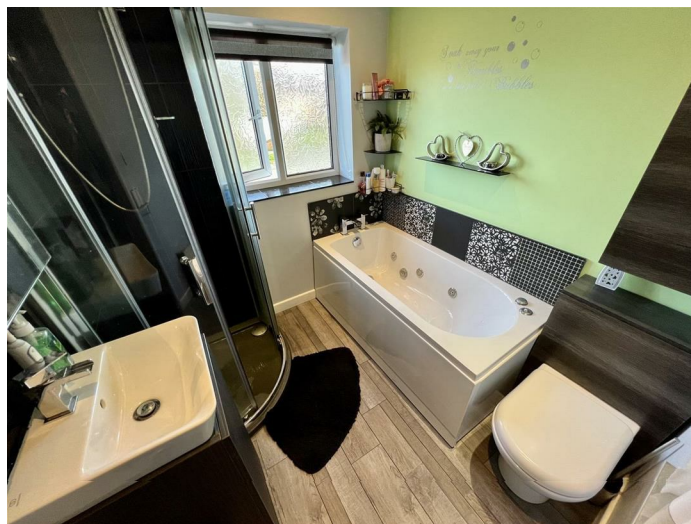
Having UPVC double glazed window to the front, ceiling light point, central heating radiator and laminate wooden flooring

**BEDROOM FOUR**  
10'11" x 6'7" (3.33m x 2.01m)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and laminate wooden flooring

**FAMILY BATHROOM**



Having UPVC double glazed window to the front, recessed ceiling spotlights, heated towel rail and being fitted with a modern suite comprising of panelled jacuzzi bath, vanity wash hand basin with heated mirror cabinet over, low level WC and quadrant shower enclosure

**OUTSIDE**

**DELIGHTFUL REAR GARDEN**



Having a southerly aspect and being a particularly attractive feature of the property with paved patio area having outside tap, raised lawn with pergola and ornamental pond with raised bed surround, 'well' water feature, seating area with LED lighting, chicken pen, shed and summerhouse with power supply and fenced surround

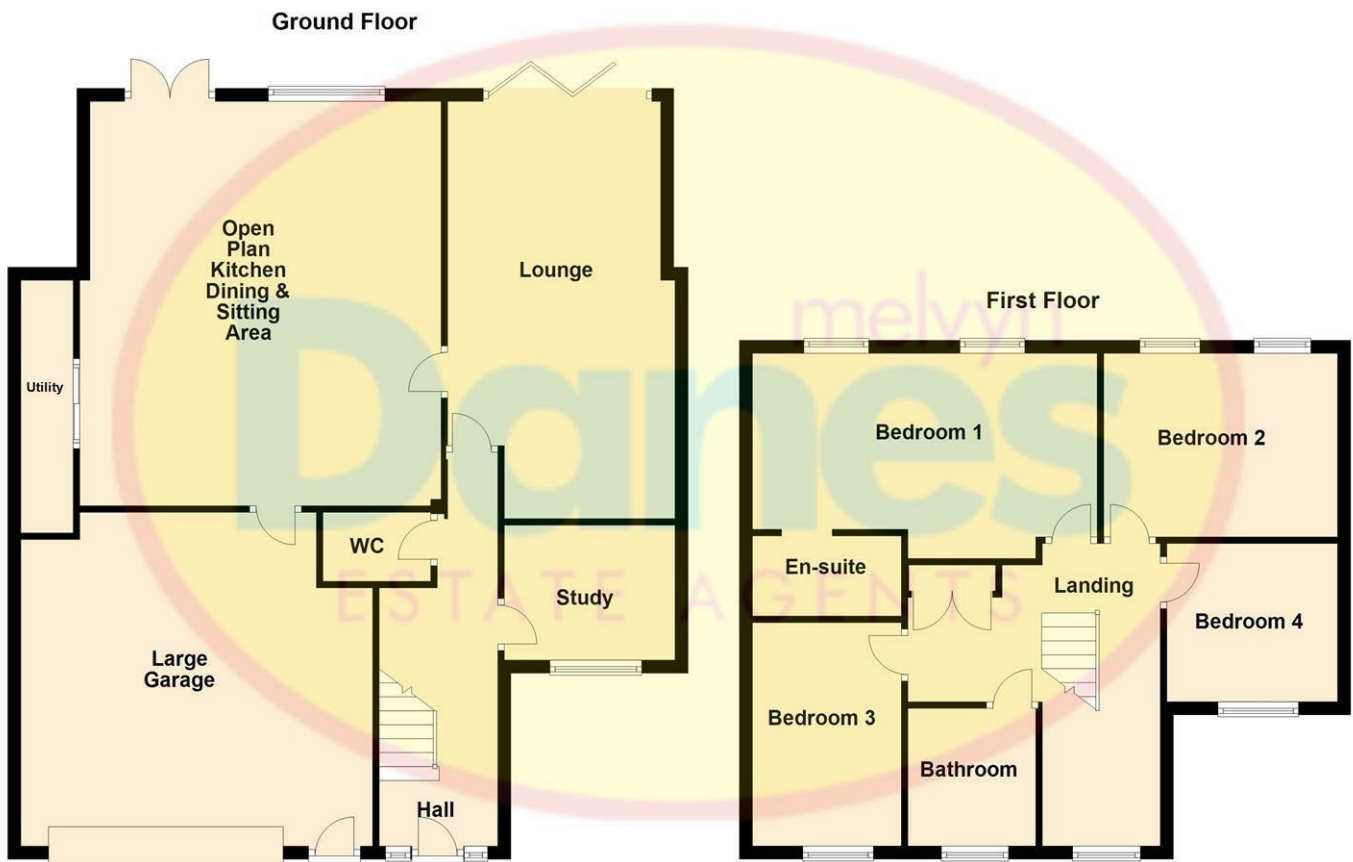


**LARGE GARAGE**  
**17'11" max x 16'4" max (5.46m max x 4.98m max)**

Having light and power, hot and cold water supply, electrically operated roller style door to the front driveway and UPVC double glazed door to the front

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



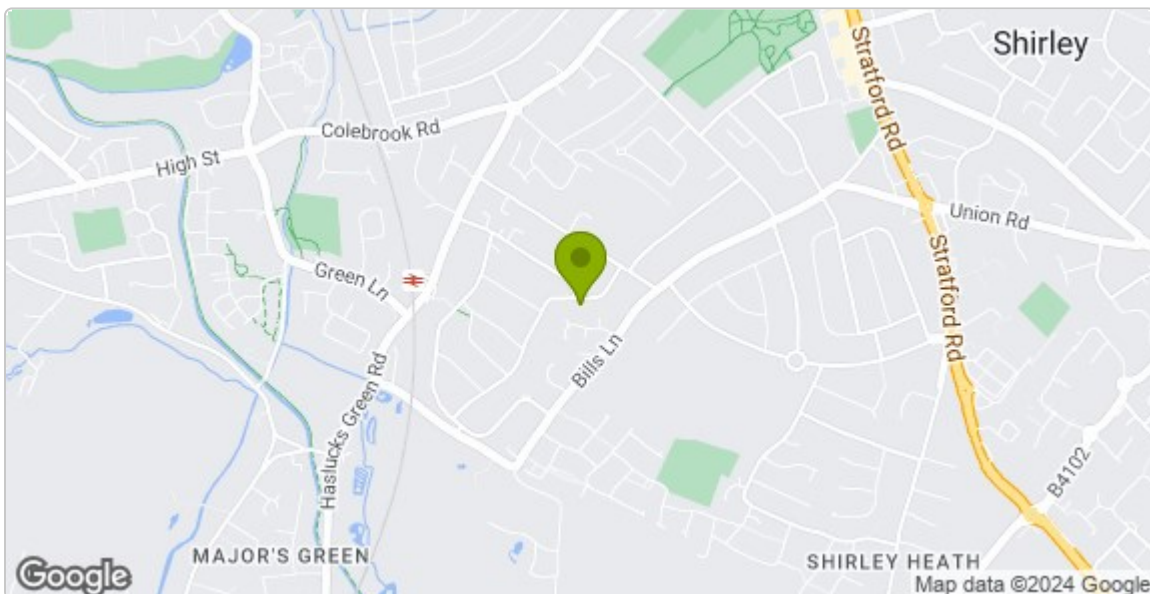
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** D

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**25 Loxley Avenue Shirley  
Solihull B90 2QE**

**Council Tax Band: D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		67	76
		EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk