



Loxley Avenue, Shirley

Offers Around £525,000

- PORCH ENTRANCE
- DUAL ASPECT LOUNGE
- EXTENDED KITCHEN
- FOUR BEDROOMS
- LARGE GARAGE & DRIVE
- RECEPTION HALLWAY
- DINING ROOM
- UTILITY ROOM
- EN SUITE & FAMILY BATHROOM
- DELIGHTFUL REAR GARDEN

This much extended and improved semi detached house occupies a large plot on this popular development and throughout it's lifetime has been the subject of a considerable extension project by the current owners and now offers generous family accommodation that really does need to be viewed to be appreciated.

Loxley Avenue is a sought after 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 bridle path 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.

A superb location therefore for well maintained family home which is set back from the road behind a deep block edged tarmac driveway with lawns to either side and ornate wall to the front boundary. The driveway provides parking for a number of vehicles and extends to the garage where there are outside taps, gated access to the side, Victoriana style lamp post and a UPVC double glazed front door which opens to the

PORCH ENTRANCE

Having tiled flooring, UPVC double glazed windows to the side and front, wall light point, ceiling light point and front door opening to the

RECEPTION HALLWAY



Having ceiling light point, wall light point, central heating radiator, bordered 'Amtico' flooring, staircase rising to the first floor accommodation and doors opening to the lounge, dining room and understairs storage cupboard

DUAL ASPECT LOUNGE 20'1" x 11'1" (6.12m x 3.38m)



Having UPVC double glazed window to the front aspect and sliding double glazed patio style doors to the rear garden, ceiling light point, two wall light points, central heating radiator and feature log burner with 'Minster' style surround

EXTENDED DINING ROOM
14'9" max x 12'10" max (8'0" min) (4.50m
max x 3.91m max (2.44m'0.00m min))



Having two ceiling light points, central heating radiator, bordered 'Amtico' flooring, UPVC double glazed double opening doors to the rear garden and door opening to the



EXTENDED KITCHEN
14'6" x 12'8" max (4.42m x 3.86m max)



Having UPVC double glazed door and window to the rear garden, two recessed ceiling light fittings, 'oak' flooring, central heating radiator, door opening to the utility room and

being fitted with a comprehensive range of wall and base mounted storage units with work surfaces over having inset sink and drainer and glass splashbacks, over unit and work surface lighting, space for range style oven with extractor canopy over, integrated fridge, freezer and dishwasher



UTILITY ROOM
8'0" x 7'9" max (2.44m x 2.36m max)



Having courtesy door to the garage, tiled flooring, ceiling light point, wall and base mounted storage units with work surfaces over, unit housing the boiler, larder style storage, space and plumbing for washing machine and additional appliance spaces

FIRST FLOOR LANDING

Having ceiling light point and doors off to four bedrooms, bathroom and airing cupboard

PRINCIPLE BEDROOM
15'1" x 10'10" (4.60m x 3.30m)



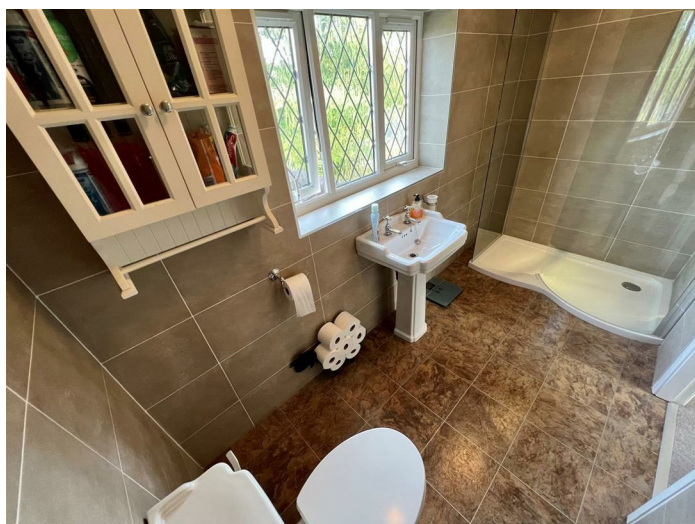
Having UPVC double glazed window to the front, ceiling light point, central heating radiator and door opening to the

BEDROOM TWO
12'0" x 11'3" (3.66m x 3.43m)



Having two UPVC double glazed windows to the rear, ceiling light point and central heating radiator

EN SUITE SHOWER ROOM



Having UPVC double glazed window to the rear, two ceiling light points, recessed extractor fan with spot light, full height wall tiling, tiled flooring, heated towel rail, tandem shower with glazed screen, pedestal wash hand basin and low level WC

BEDROOM THREE
11'3" x 7'9" (3.43m x 2.36m)



Having two UPVC double glazed windows to the front, ceiling light point and central heating radiator

BEDROOM FOUR
11'1" max x 7'10" max (3.38m max x 2.39m max)

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

FAMILY BATHROOM



Having UPVC double glazed window to the rear, three ceiling light points, full height wall tiling, airing/storage cupboard, panelled bath, pedestal wash hand basin, low level WC and walk in recessed shower with extractor having inset spotlight

OUTSIDE

DELIGHTFUL REAR GARDEN



Having patio area with shaped lawn beyond having ornamental pond, gated side access, outside tap and lighting. The garden extends to approximately 140' at the longest point and is mainly laid to lawn with defined boundaries, semi screened garden storage area with raised planting bed and garden shed.



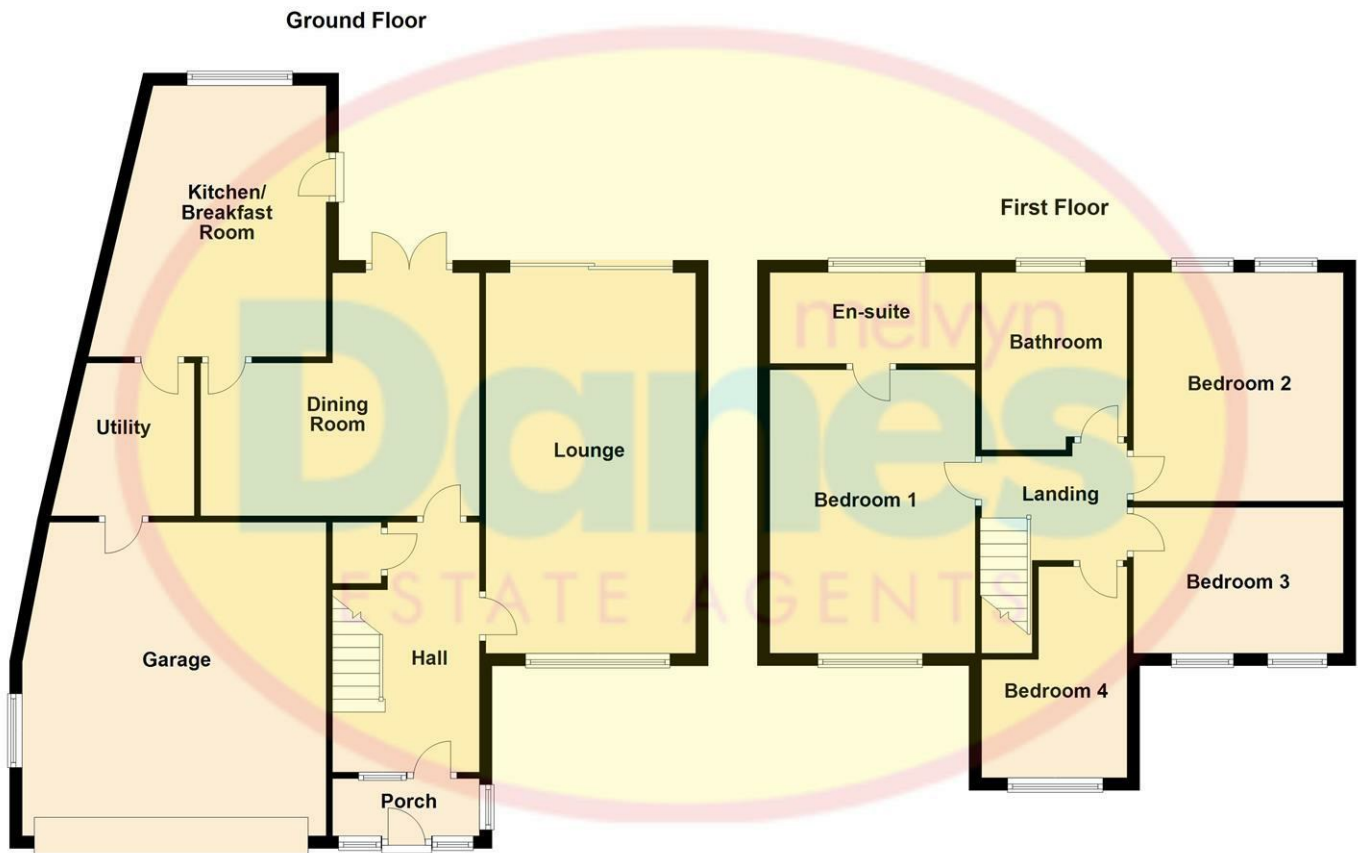


LARGE GARAGE
17'0" x 15'2" max (5.18m x 4.62m max)

Having ceiling lighting, electrically operated up and over door to the front driveway, UPVC double glazed window to the side and central heating radiator

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.



Total area: approx. 154.8 sq. metres (1666.6 sq. feet)

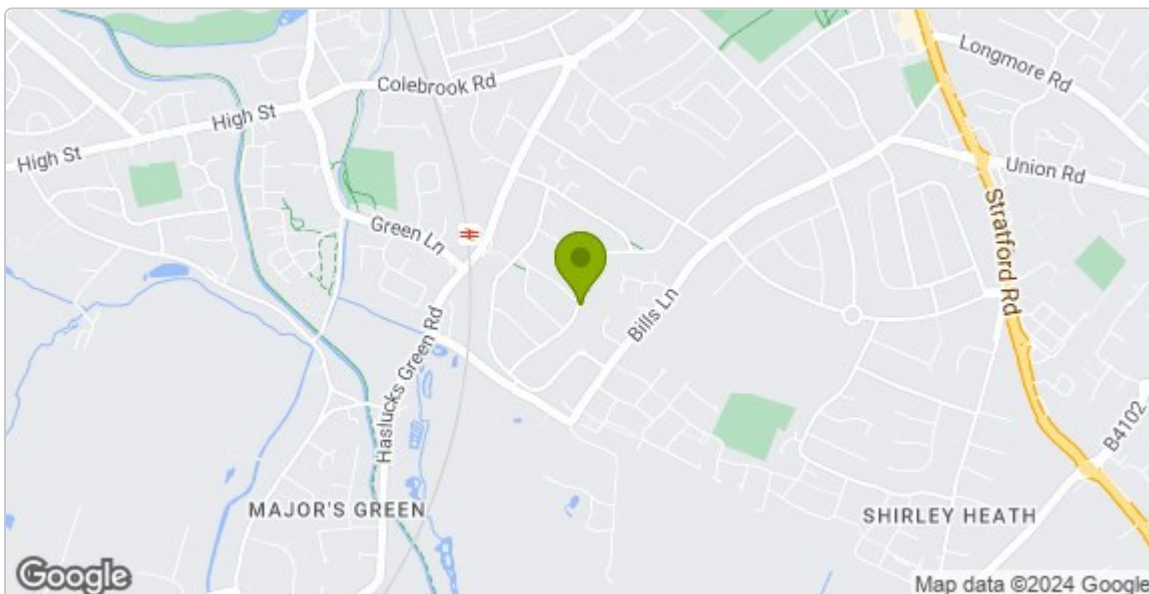
TENURE: We are advised that the property is Freehold

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.



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

Council Tax Band: D

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | | 79 |
| | 58 | |
| England & Wales | | EU Directive 2002/91/EC |

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