

Yoxall Road, Shirley

Offers Around £376,500

- CANOPY PORCH & HALLWAY
- LOUNGE DINING ROOM
- THREE BEDROOMS
- FRONT DRIVEWAY
- VIEWING RECOMMENDED
- GROUND FLOOR SHOWER & WC
- EXTENDED BREAKFAST KITCHEN
- BATHROOM
- REAR GARDEN
- TUDOR GRANGE CATCHMENT

Situated in the current Tudor Grange Senior School Catchment this traditional semi detached house is positioned in this most convenient location. There is a small parade of shops in Yoxall Road, with a local convenience store. There are further local shops in Longmore Road and the main A34 Stratford Road in the town centre of Shirley is within one mile's walk of the property. Here one will be spoilt for choice with supermarkets, speciality and convenience stores, restaurants, hostelrys and a thriving business community which extends down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks. Beyond here is the Blythe Valley Business Park which is on the junction of the M42 motorway, approximately three miles from the property. A journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Infant schooling is catered for at nearby Blossomfield Infant School and junior schooling at Shirley Heath School in Coombe Road or Sharmans Cross Junior School in Sharmans Cross Road. In addition there is Our Lady of the Wayside Roman Catholic Nursery, Infant and Junior School on the main A34 Stratford Road, although all education facilities are subject to confirmation from the Education Department.

An ideal location therefore for this semi detached property sits back from the road behind a front block edged tarmac driveway leading to UPVC double glazed door with canopy porch over, which opens into the

RECEPTION HALLWAY

Having laminate wooden flooring, ceiling light point, staircase rising to the first floor accommodation with cupboard storage under and doors opening to the lounge diner, breakfast kitchen and

GROUND FLOOR SHOWER ROOM



Having UPVC double glazed window to the rear, ceiling light point, full height wall tiling, tiled flooring, extractor fan, heated towel rail, shower cubicle, low level WC and wall mounted corner wash hand basin

THROUGH LOUNGE DINER 23'7" into bay x 10'10" max (9'10" min) (7.19m into bay x 3.30m max (3.00m min))



Having UPVC double glazed dog leg style bay window to the front, laminate wooden flooring, sliding double glazed patio style doors to the rear garden and two central heating radiators

EXTENDED BREAKFAST KITCHEN 31'0" x 6'5" (9.45m x 1.96m)



Having UPVC double glazed door and window to the front and rear, three ceiling light points, two central heating radiators, tiled flooring and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer, integrated electric double oven, gas hob with extractor canopy over and dishwasher, space and plumbing for washing machine and additional under work surface appliance spaces



FIRST FLOOR LANDING

Having UPVC double glazed window to the side, ceiling light point and doors off to three bedrooms and bathroom

BEDROOM ONE

13'4" into bay x 10'4" max (4.06m into bay x 3.15m max)



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



BEDROOM TWO

9'10" x 9'5" (3.00m x 2.87m)

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

BEDROOM THREE

7'10" x 6'0" (2.39m x 1.83m)

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

BATHROOM



Having UPVC double glazed window to the rear, ceiling light point, extractor fan, full height wall tiling, panelled bath with mixer shower attachment over, pedestal wash hand basin and low level WC

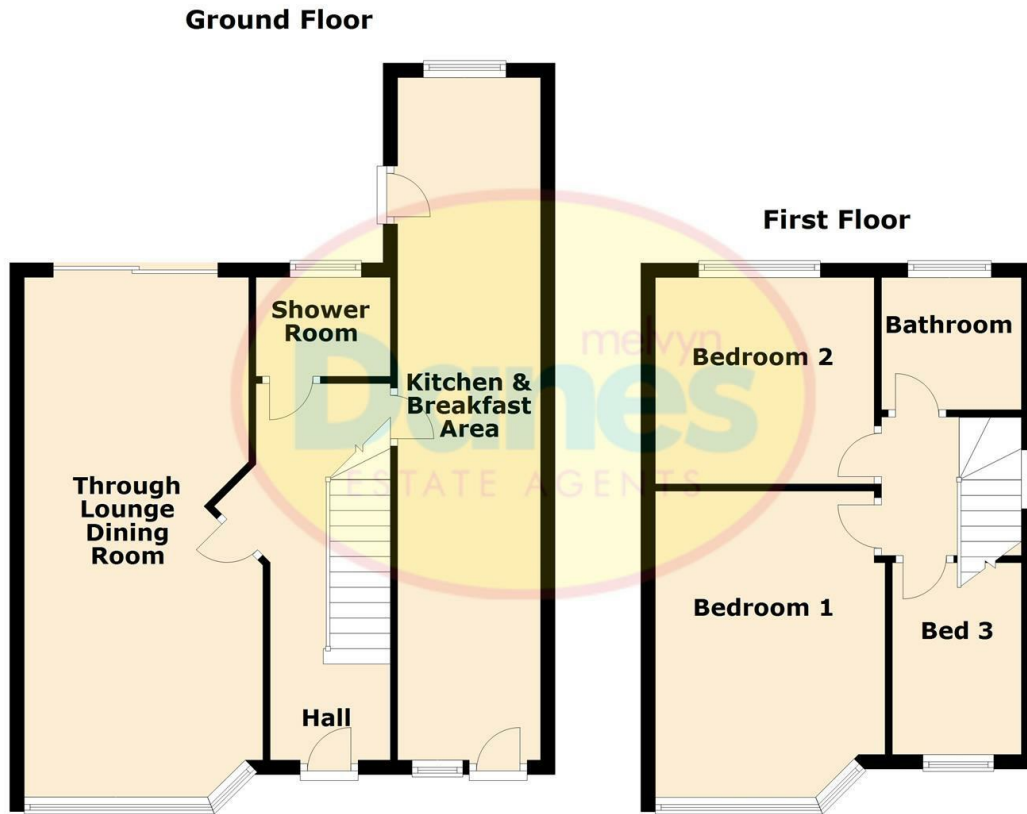
REAR GARDEN



Having paved patio area with lawn beyond, defined boundaries and garden store

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.



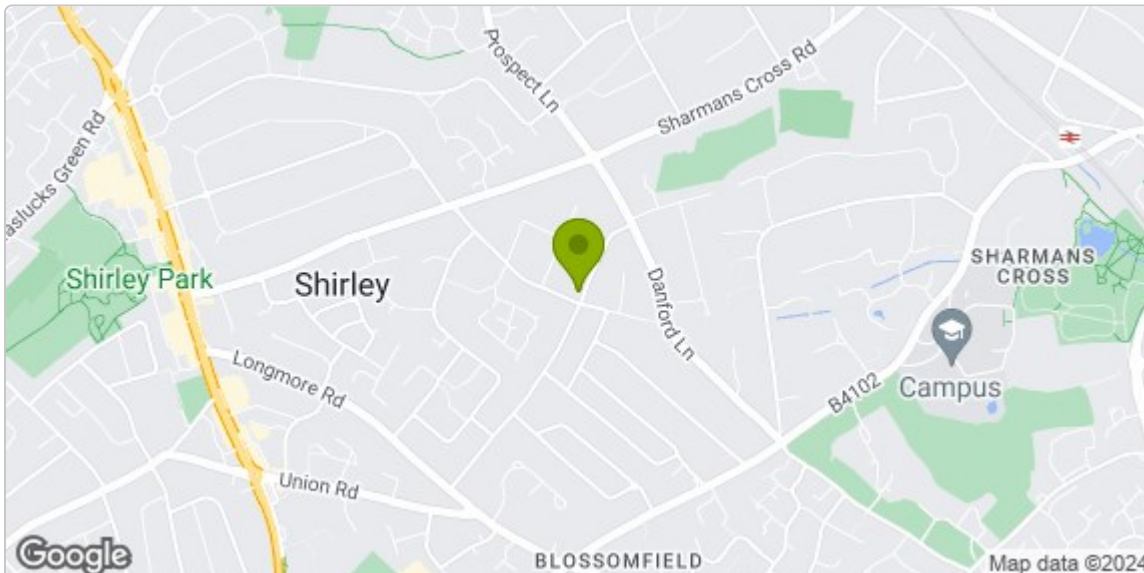
COUNCIL TAX BAND: D

TENURE: We are advised that the property is Freehold

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.



Full Postal Address:
54 Yoxall Road Shirley Solihull
B90 3SD

Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
Not energy efficient - higher running costs		
(1-20) G		
England & Wales		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