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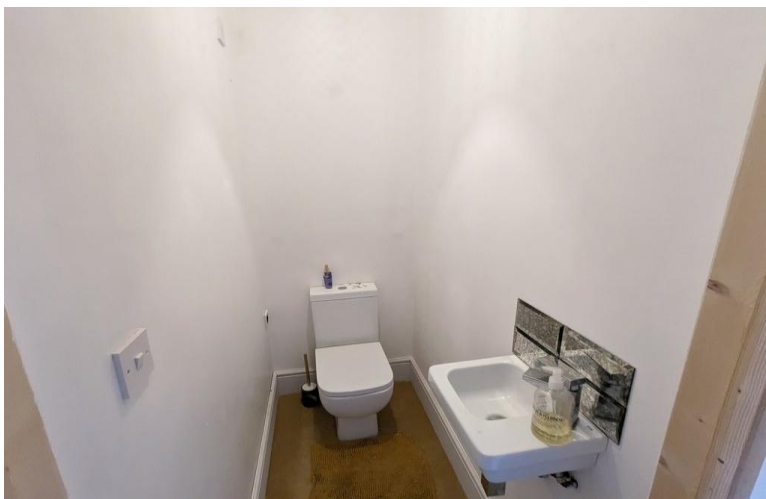
## Loxley Square

Solihull, West Midlands, B92 7DW

- A Beautifully Presented Detached Coach House Style Property **Offers Over £250,000**
- Two/Three Bedrooms EPC Rating - 73
- Re-Fitted Kitchen & Shower Room Current Council Tax Band - C
- 1/11<sup>th</sup> Share of Freehold







## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.





The property is situated in a pleasant courtyard location and is set back behind a block paved driveway providing off road parking for one vehicle with a composite double glazed door leading into

### **Entrance Hallway**

With ceiling light point, radiator, stairs leading to the first floor accommodation and oak door leading off to



### **Bedroom Three/Reception Room Two**

17' 6" x 9' (5.33m x 2.74m) With an obscure double glazed window to rear elevation, laminate flooring, radiator, ceiling light point and oak door to under stairs storage cupboard

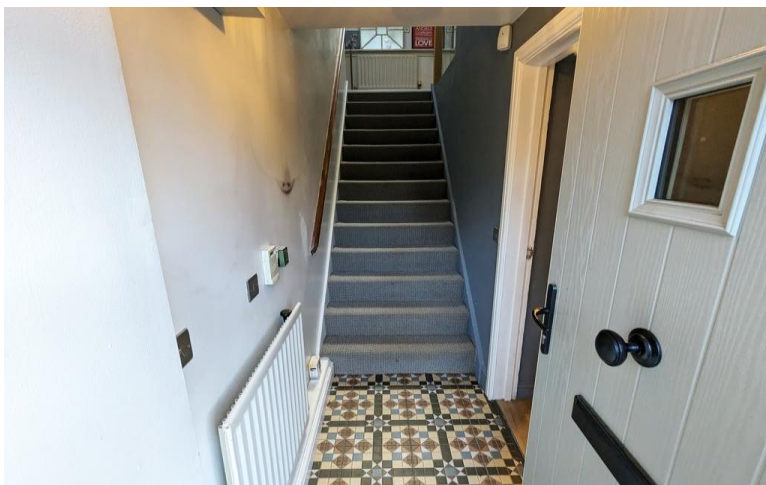
### **Open Plan Lounge/Diner**

18' max x 15' max (5.49m max x 4.57m max) With a feature glass balustrade, feature vaulted ceiling with Velux roof windows, UPVC double glazed window to front, two wall mounted central heating boilers, parquet style flooring, ceiling light point, built in storage cupboard and glazed oak door to



### **Re-Fitted Kitchen**

8' 6" x 8' 0" (2.59m x 2.44m) Being re-fitted with a range of wall, base and drawer units with a stone work surface over incorporating an inset 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a Neff 4 ring ceramic hob. Eye level electric oven, integrated dishwasher, tiling to floor, feature vaulted ceiling, ceiling light point and a UPVC double glazed window to the rear aspect



### **Bedroom One**

14' x 9' 11" (4.27m x 3.02m) With feature vaulted ceiling, UPVC double glazed window to front elevation, radiator, wall and ceiling light points, two double fitted wardrobes and oak door to

### En-Suite W.C

Being fitted with a modern white suite comprising a low flush W.C and wall mounted wash hand basin. Tiling to splash back areas and ceiling light point

### Bedroom Two

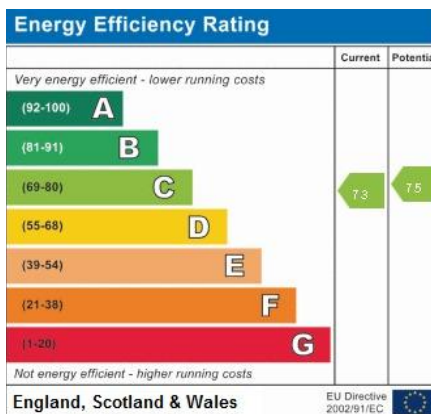
10' 8" max x 9' max (3.25m max x 2.74m max) With a UPVC double glazed window, loft hatch, laminate flooring, radiator and ceiling light point

### Re-Fitted Family Shower Room

6' 2" x 5' 8" (1.88m x 1.73m) Being re-fitted with a modern white suite comprising of a large walk in shower, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure UPVC double glazed window

### Tenure

We are advised by the vendor that the property is leasehold with approx. 102 years remaining on the lease (the vendor owned 1/11<sup>th</sup> share of the freehold) and a service charge of approx. £448 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.