



smarthomes

Yoxall Road

Shirley, Solihull

- An Extended Three Bedroom Traditional Semi Detached
- Beautifully Presented & Maintained
- Extended Through Lounge Diner
- Extended Breakfast Kitchen
- Converted Garage To Bedroom/Home Office
- Re-Fitted Family Bathroom
- Southerly Facing Rear Garden

£435,000

Current EPC Rating 61 (D)
Current Council Tax Band D





Property Description

A beautifully presented and extended traditional semi-detached property which has been maintained to a high standard, offering three bedrooms, extended through lounge diner, converted garage to bedroom/home office, extended re-fitted breakfast kitchen, ground floor shower room, extended utility room, re-fitted family bathroom, southerly facing rear garden and ample off-road parking

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



Rooms & Measurements

Entrance Hall

Superb Extended Through Lounge Diner - 10.36m x 2.67m (34'0" x 8'9") widening to 10' 11"

Office/Bedroom (Formerly Garage) to Front - 4.27m x 2.18m (14'0" x 7'2")

Extended Breakfast Kitchen to Rear - 2.77m x 4.57m (9'1" x 15'0") narrowing to 6' 5"

Utility Room

Guest WC & Shower Room

Bedroom One to Front - 4.17m x 2.9m (13'8" x 9'6")

Bedroom Two to Rear - 3.1m x 3.05m (10'2" x 10'0")

Bedroom Three to Front - 2.31m x 2.44m (7'7" x 8'0")

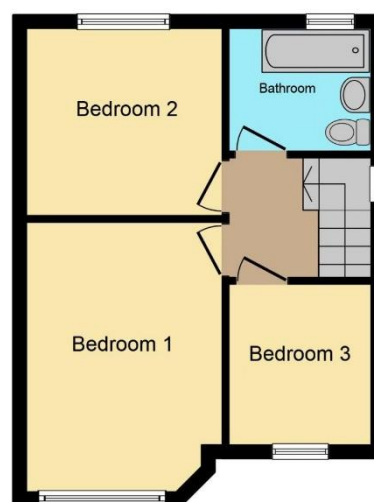
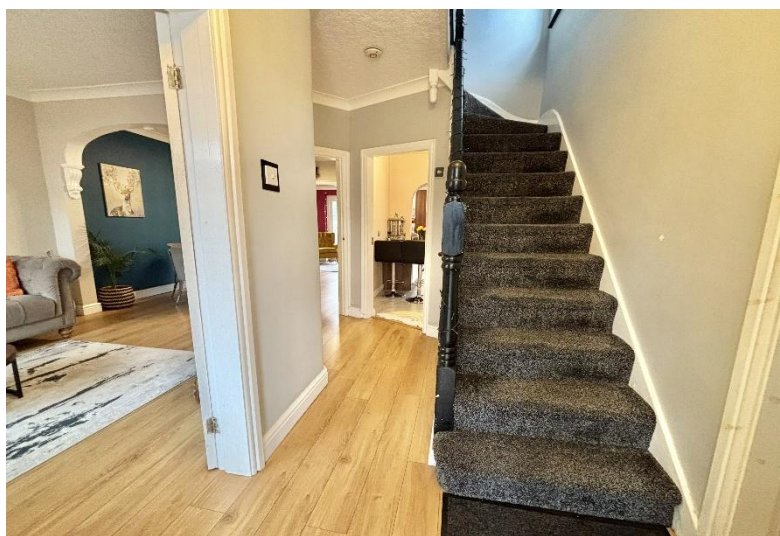
Superb Re-Fitted Bathroom

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by vendor

Current council tax band – D



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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 are 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.