



Yoxall Road, Shirley, B90 3RN

Marketed by Tom Cooper powered by eXp





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Situated in one of Solihull's most desirable residential locations, this property is perfectly positioned for families looking to enjoy everything the area has to offer. The home sits within the highly sought after Tudor Grange Academy Solihull catchment area and is also conveniently located for a range of other well regarded schools, local parks and excellent transport links. Solihull town centre is just a short distance away, offering a fantastic mix of shops, restaurants, cafés and leisure facilities, while commuters benefit from easy access towards Birmingham, the motorway network and local rail stations.

Set back behind a tarmac driveway providing parking for at least two cars, this semi detached home offers spacious accommodation throughout and is perfectly suited to growing families. There is also a useful side passage, ideal for gardeners access, additional storage or everyday practicality.

Stepping inside, you are welcomed by a bright entrance hall which immediately creates a lovely sense of space and light thanks to dual aspect windows allowing natural light to flood through the property.

The through lounge diner is a fantastic family room, offering plenty of space for both comfortable living furniture and a dining table, making it ideal for everyday family life as well as entertaining guests. Doors lead directly through to the conservatory, which provides a versatile additional living space and could equally work well as a sitting room, playroom, home office or utility style area depending on your needs.

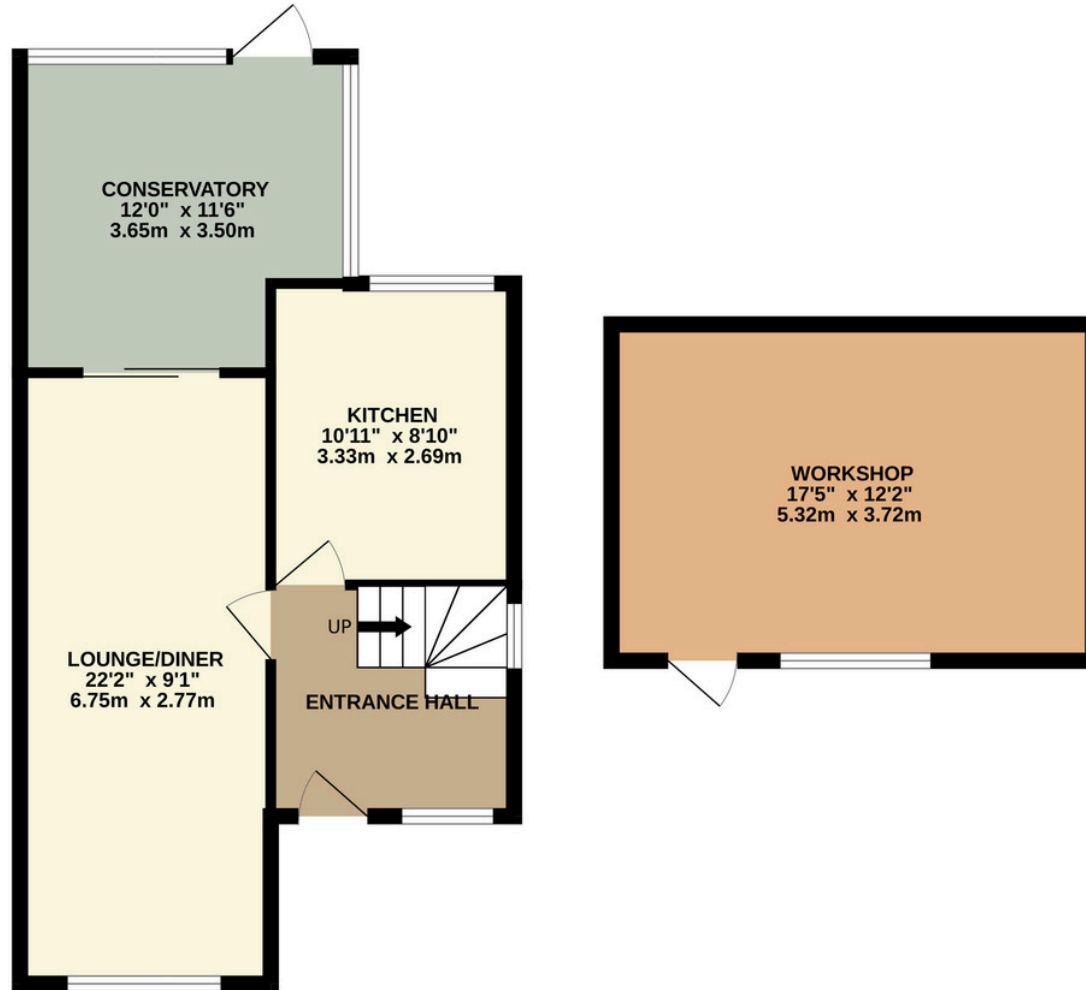
The kitchen has been fitted in a modern style and offers an excellent range of units and worktop space, making it both practical and functional for busy family living. There is ample storage throughout along with generous preparation areas, creating a kitchen that works perfectly for everything from day to day cooking to hosting family and friends.

Upstairs, the property continues to impress with three spacious bedrooms, all of which benefit from fitted wardrobes, helping maximise space and storage. The family bathroom is also positioned on the first floor and serves the accommodation well.

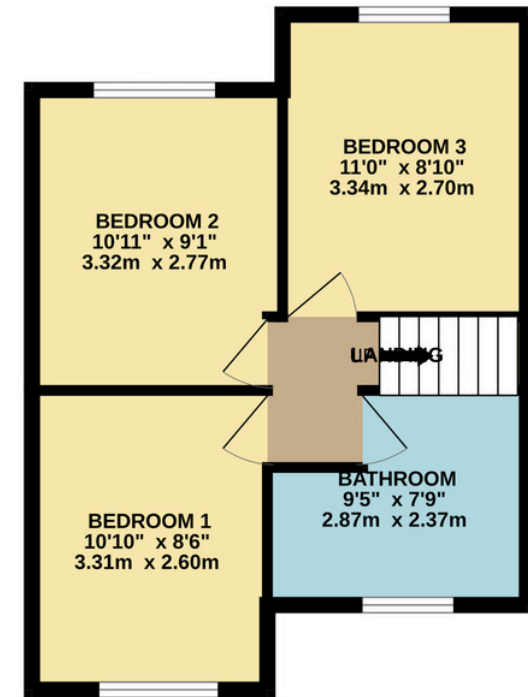
To the rear of the property is a mature garden filled with a wide variety of plants, shrubs and established greenery, creating a peaceful outdoor space with plenty of colour and character throughout the seasons. There is a lawn area which provides the perfect space for children to play or for families to enjoy in the warmer months, while to the top of the garden sits a timber constructed shed along with a useful workshop and storage area, ideal for gardening equipment, hobbies or additional practical storage.

Offering a fantastic location, spacious accommodation and excellent family appeal, this is a superb opportunity to secure a home in one of Solihull's most consistently popular areas.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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