

smarthomes

Yoxall Road

Shirley, Solihull

- A Substantially Extended & Versatile Semi-Detached Property
- Five Bedrooms
- Three Reception Rooms
- Extended Kitchen/Breakfast Room
- En Suite & Family Bathroom
- Currently Situated Within Tudor Grange School Catchment Area

£465,000

Current EPC Rating - D

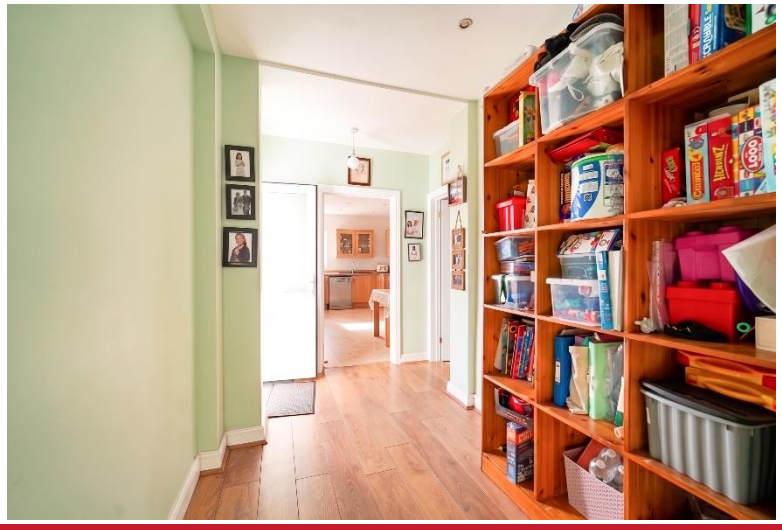
Current Council Tax Band - C











Property Description

A substantially extended and versatile five bedroom semi detached property currently situated within Tudor Grange Catchment area and briefly affording three reception rooms, extended kitchen/breakfast room, guest WC, utility, ground floor bedroom five, four further first floor bedrooms, en suite, family bathroom, large south-easterly facing rear garden and 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 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
Reception Room One to Front - 4.17m x 4.14m (13'8" x 13'7" (into bay)
Dining Room to Rear - 2.97m x 3.15m (9'9" x 10'4" (max)
Reception Room Three - 2.03m x 4.24m (6'8" x 13'11")
Extended Kitchen Breakfast Room to Rear - 5.13m x 3.71m (16'10" x 12'2")
Utility Room - 1.91m x 1.75m (6'3" x 5'9")
Guest WC - 0.89m x 1.85m (2'11" x 6'1")
Ground Floor Bedroom Five - 4.44m x 2.36m (14'7" x 7'9")
Bedroom One to Front - 4.04m x 3.3m (13'3" (into bay) x 10'10")
Bedroom Two to Rear - 3.02m x 3.05m (9'11" x 10'0")
Extended Bedroom Three to Rear - 1.68m x 3.1m (5'6" (min) x 10'2" (min)
En Suite Shower Room
Bedroom Four to Front - 1.78m x 2.21m (5'10" x 7'3" (min)
Family Bathroom

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

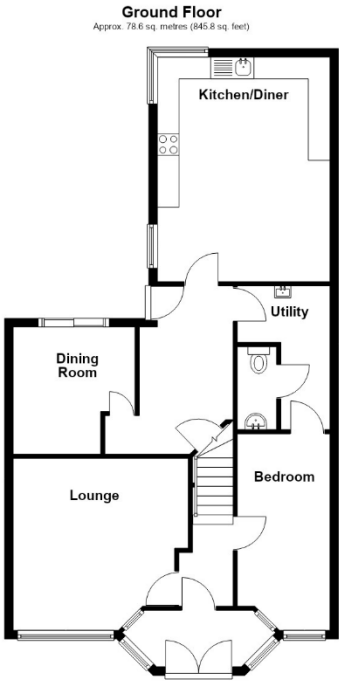
EPC supplied by Nigel Hodges
Current council tax band – C

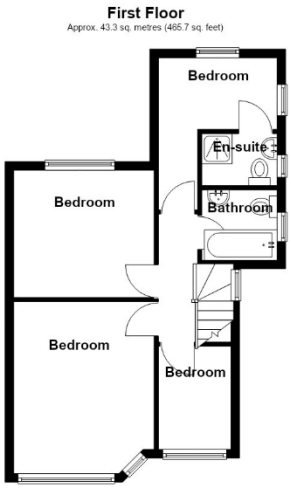












Total area: approx. 121.8 sq. metres (1311.5 sq. feet)

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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.