



Oxhill Road
Shirley, Solihull

- A Well Presented Semi-Detached Property
- Three Bedrooms
- Spacious Through Lounge/Diner
- Superb Potential to Extend STPP

£340,000

Current EPC Rating - D
Current Council Tax Band - C

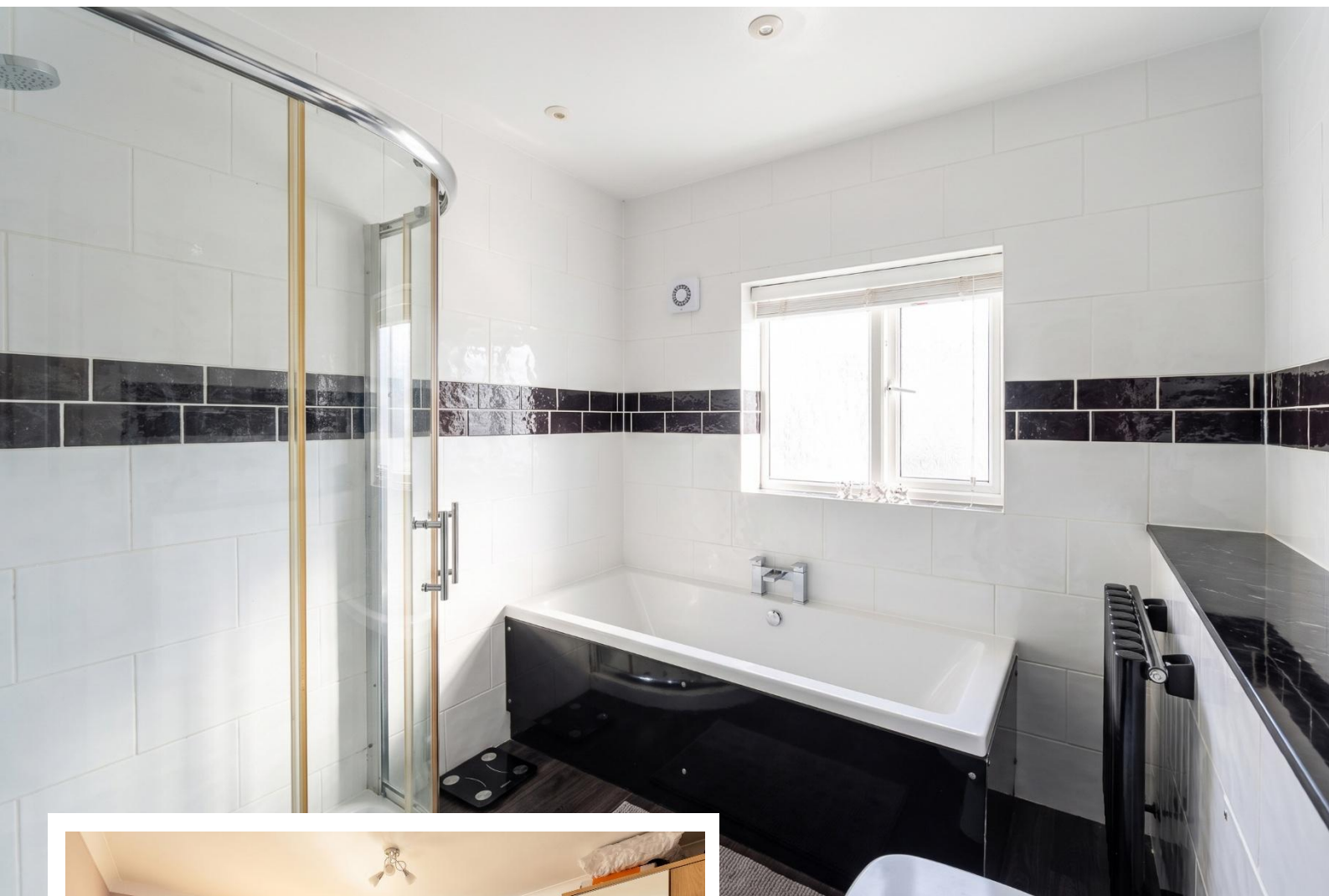




Property Description

A well presented three bedroom semi-detached family home offering superb potential for extension STPP. Offering accommodation comprising a spacious through lounge/diner, fitted kitchen, four piece family bathroom, South facing rear garden, side garage and driveway parking for six vehicles

Shirley is home to a host of leisure and retail facilities. For shopping the new Park Gate development is 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 super stores like Waitrose, Asda, Sainsburys, Morrisons 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 Lighthall Secondary School, Tudor Grange Academy, Our Lady of the Wayside Catholic School, St James' School and Blossomfield Primary School to name but a few and commuters are particularly well serviced with regular bus and train links to these destinations.



Rooms & Measurements

Spacious Through Lounge Diner 3.66m x 7.7m (12'0" x 25'3" (max into bay)

Fitted Kitchen to Rear 2.18m x 2.41m (7'2" x 7'11")

Bedroom One to Front 3.35m x 3.2m (11'0" (to window) x 10'6")

Bedroom Two to Rear 3.51m x 3.17m (11'6" x 10'5")

Bedroom Three to Front 2.41m x 1.93m (7'11" x 6'4")

Family Bathroom to Rear 2.44m x 2.31m (8'0" x 7'7")

Side Garage 4.8m x 2.11m (15'9" x 6'11")

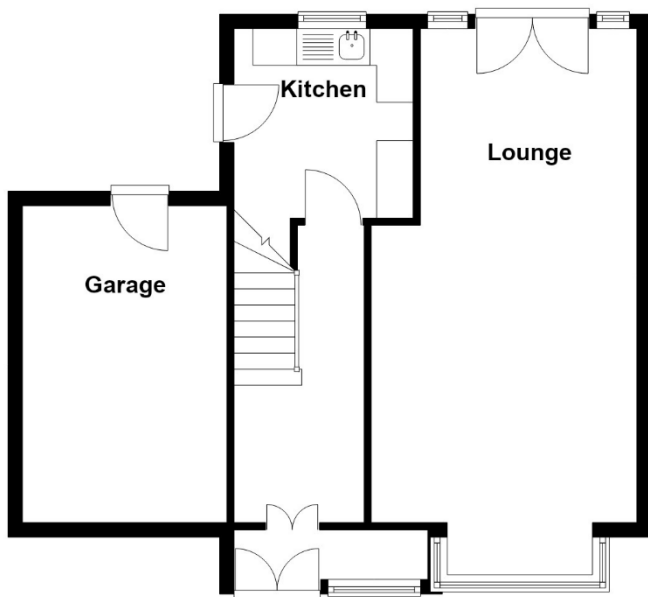
Tenure

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



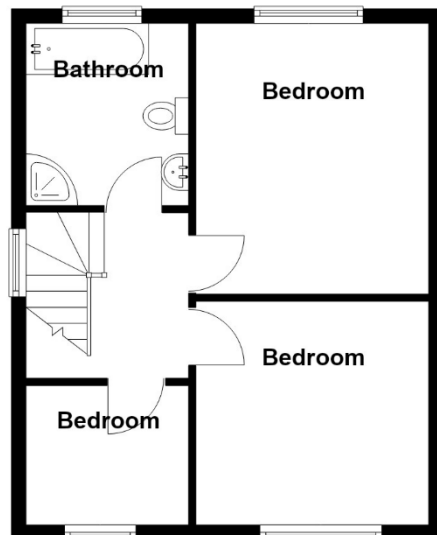
Ground Floor

Approx. 52.6 sq. metres (566.2 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.4 sq. feet)



Total area: approx. 90.5 sq. metres (973.6 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.