



69 Yoxhall Road, B90 3RP

Sale Price of Offers in Excess of £425,000



**Love
Property Co.**

69 Yoxhall Road, Shirley, Solihull, B90 3RP

Tenure - Freehold
EPC Rating - D
Council Tax Band – D

Love Property Co are pleased to offer this sought after, fantastic opportunity to purchase this good size, extended 1191.1 sq feet (110.7 sq metre) and refurbished four-bedroom (fourth bedroom downstairs) semi-detached B90 post code home within the Tudor Grange Academy Catchment area and a prime residential location close to amenities on Shirley High Street, nearby Solihull Town Centre and with M42 motorway link by and within HS2, Birmingham International Airport and NEC. ** No Upward Chain **

The property offers the perfect opportunity and benefits from UPVC double glazing, Worcester Bosch gas central heating system with Hive, well established, well stocked private rear garden with a patio/decking and two sheds, entrance porch, good sized entrance hall, extended through lounge/dining room, extended kitchen with Rangemaster five ring gas hob, two oven/grill, integrated dishwasher, utility with space for washing machine, tumble dryer, down stairs wc/ shower room, first floor landing, three bedrooms all with fitted wardrobes, tiled floor to ceiling modern family bathroom with shower over bath, large block paved driveway for multiple vehicles.

This residence provides a peaceful and homely retreat in a desirable location. Viewing is highly recommended.



PROPERTY MEASUREMENTS

THROUGH LOUNGE/DINING

SITTING/DINING AREA

19' 4" X 10' 0" (5.90m x 3.04m)

LOUNGE

13' 2" X 10' 10" (4.00m x 3.31m)

KITCHEN

17' 3" X 14' 8" (5.25m x 4.46m)

UTILTY ROOM

6' 3" X 7' 3" (1.91m x 2.20m)

DOWNSTAIRS SHOWER ROOM

4' 11" X 7' 2" (1.21m x 2.20m)

BEDROOM ONE

13' 8" X 9' 6" (4.17m x 2.91m)

BEDROOM TWO

10' 6" max X 9' 6" (3.19m x 2.91m)

BEDROOM THREE

8' 0" max X 7' 1" (2.45m x 2.15m)

DOWNSTAIRS BEDROOM FOUR/OFFICE/PLAY ROOM

13' 11" max X 7' 1" (4.23m x 2.17m)

FAMILY BATHROOM

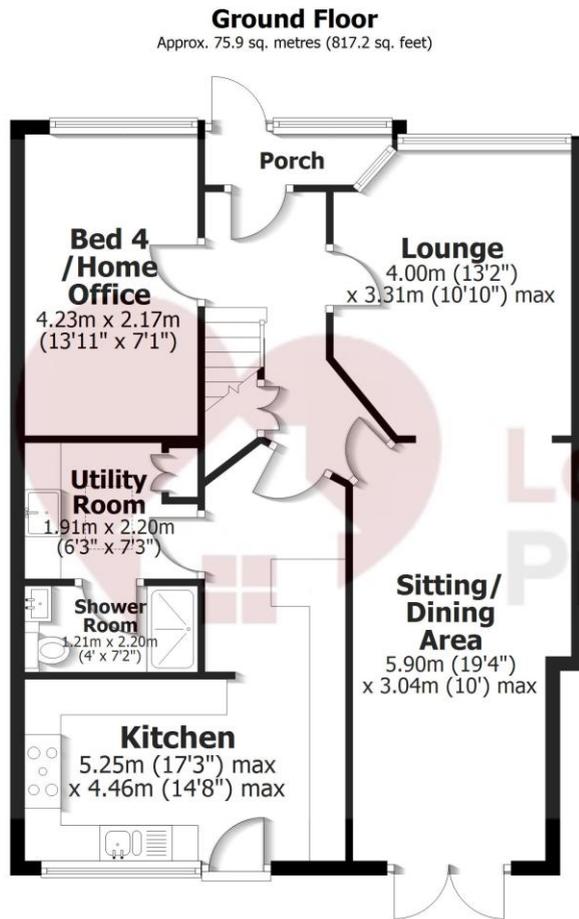
6' 11" X 6' 10" (2.12m x 2.09m)

Total area: approx. 110.7 Sq metres (1191.1 sq feet)

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Love
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