



Loxley Avenue, Shirley

Guide Price £570,000





PROPERTY OVERVIEW

This delightful four bedroom detached family home which has been thoughtfully extended is situated on a quiet road, conveniently located close to all local amenities and highly regarded schools, making it an ideal choice for families seeking both comfort and practicality. The property is accessed via a welcoming entrance hallway that features a guest cloakroom for added convenience. At the heart of the home is a stunning open-plan kitchen and dining room, which has been recently updated to provide a modern and stylish space for both everyday living and entertaining. Off the kitchen, a practical utility room offers additional storage and laundry facilities. The ground floor also boasts two spacious reception rooms, including a formal lounge with views of the rear garden and a versatile family room, perfect for relaxation or for use as a playroom or study. Upstairs, there are four generously sized bedrooms. Three of these are large doubles, while the fourth is a versatile single room that could be used as a bedroom, nursery, or home office. The principal bedroom is particularly impressive, offering ample space and its own modern ensuite shower room. The remaining bedrooms are served by a well-appointed family bathroom, ensuring comfort for all members of the household.



Outside, the property enjoys a stunning rear garden which is beautifully maintained, with raised beds and a large lawn section bathed in natural light. Additional benefits include a driveway, providing off-road parking for multiple vehicles, which leads to a single garage (ideal for secure parking or extra storage). This beautifully presented property combines spacious accommodation with a practical layout, making it a perfect family home in a sought-after location. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: E

Tenure: Freehold





- Impressive Four Bedroom Detached Family Home
- Thoughtfully Extended On A Large Plot
- Fabulous Rear Garden With Established Shrubs & Borders
- Two Spacious & Versatile Reception Rooms
- Modern Open-Plan Kitchen / Dining Room
- Four Generously Sized Bedrooms
- Principal Bedroom With En-Suite
- Driveway For Multiple Vehicles & Single Garage

ENTRANCE PORCH

ENTRANCE HALLWAY

WC

FAMILY ROOM

13' 8" x 10' 9" (4.16m x 3.28m)

LOUNGE

13' 4" x 10' 8" (4.06m x 3.24m)

KITCHEN

14' 5" x 8' 4" (4.40m x 2.55m)

DINING ROOM

9' 11" x 8' 8" (3.03m x 2.63m)

UTILITY ROOM

8' 5" x 7' 6" (2.56m x 2.29m)

INTEGRAL GARAGE

11' 1" x 7' 8" (3.37m x 2.33m)

FIRST FLOOR

PRINCIPAL BEDROOM

19' 9" x 8' 8" (6.03m x 2.63m)

ENSUITE

7' 8" x 5' 1" (2.34m x 1.56m)

**BEDROOM TWO**

12' 8" x 10' 9" (3.85m x 3.28m)

BEDROOM THREE

12' 8" x 10' 7" (3.85m x 3.23m)

BEDROOM FOUR

7' 10" x 7' 7" (2.38m x 2.30m)

BATHROOM

7' 8" x 6' 11" (2.33m x 2.11m)

TOTAL SQUARE FOOTAGE

143.0 sq.m (1543 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****GARDEN****ITEMS INCLUDED IN THE SALE**

Kitchen extractor, fridge, dishwasher, all carpets, all blinds, fitted wardrobes in one bedroom, garden shed and electric garage door.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - boarded.



INFORMATION FOR POTENTIAL BUYERS

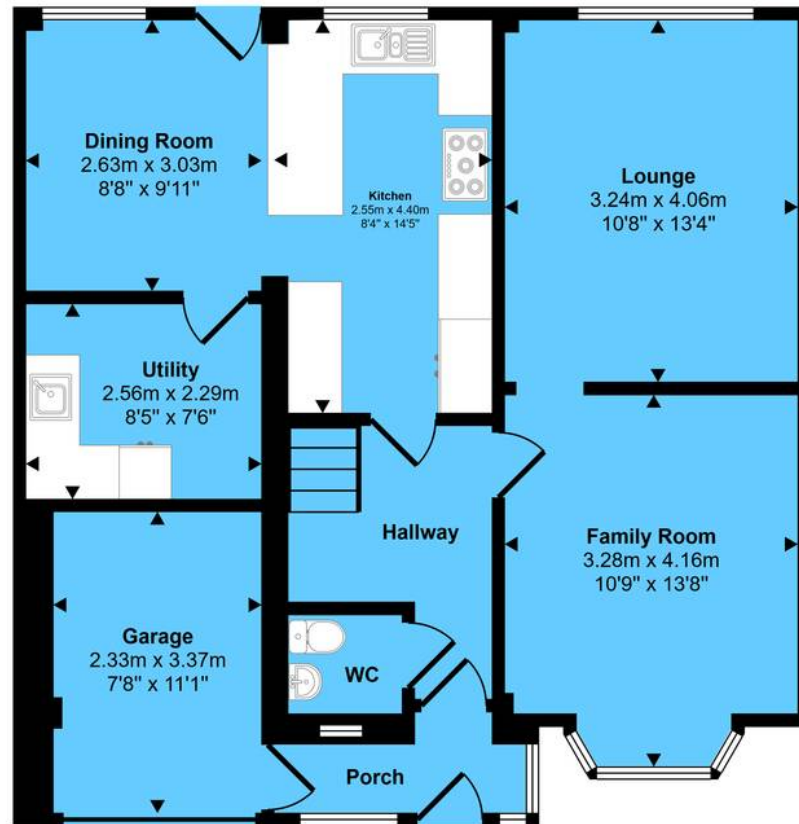
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

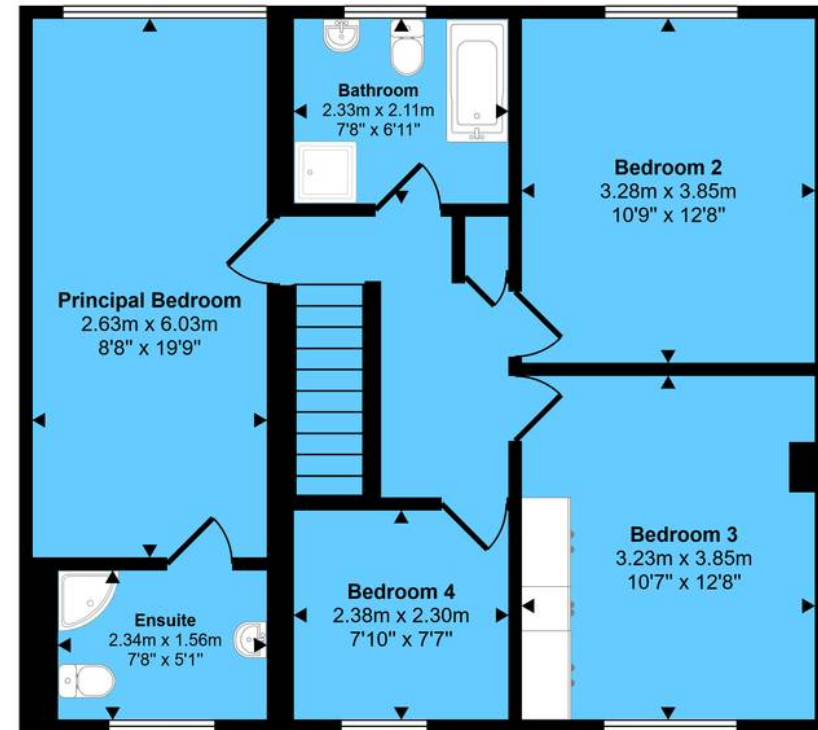




Approx Gross Internal Area
143 sq m / 1543 sq ft



Ground Floor
Approx 75 sq m / 809 sq ft



First Floor
Approx 68 sq m / 734 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

