



smarthomes



- An Extended Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Two Conservatories

Loxley Avenue, Shirley, Solihull, B90 2QL

£440,000

An extended detached family home with four bedrooms, kitchen, lounge, dining room, two conservatories, utility, guest WC, ground floor bedroom four, en-suite shower room, four piece family bathroom, beautiful South East facing rear garden and off road parking.
EPC – 68 Council Tax Band - D



Property Description

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 Waitrose, 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.



The property is set back from the road behind a block paved driveway providing off road parking extending to door to side and UPVC double glazed door leading into



Enclosed Porch

With double glazed windows, tiled flooring, lighting, cupboard housing Ferroli boiler and UPVC obscure double glazed door leading through to

Spacious Entrance Hallway

With spot lights to ceiling, radiator, wooden flooring, coving to ceiling, dado rail, feature window to front, stairs leading to the first floor accommodation and doors leading off to



Modern Kitchen to Front

11' 5" x 10' 5" (3.5m x 3.2m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces and matching splashbacks, sink and drainer unit with mixer tap, four ring gas hob with feature splashback and extractor canopy over, inset electric oven, integrated dishwasher and fridge freezer, under-cupboard lighting, tiled flooring, radiator, spot lights to ceiling, double glazed window to front elevation and UPVC obscure double glazed door to side passage



Dining Room to Rear

10' 2" x 7' 6" (3.1m x 2.3m) With wooden flooring, ceiling spot lights, coving to ceiling, radiator and feature windows incorporating French doors leading through to

Conservatory

8' 10" x 7' 6" (2.7m x 2.3m) With double glazed windows, polycarbonate roof, laminate flooring, radiator, power points, wall lighting and double glazed door leading through to further conservatory

Guest WC

Having a WC with concealed cistern, wall mounted sink with tiled splashback, fitted storage cupboards to wall, ceiling spot lights, coving to ceiling and tiled flooring

Utility Room

7' 10" x 5' 6" (2.4m x 1.7m) With fitted wall units, laminate work surfaces, space and plumbing for washing machine and tumble dryer, inset sink with mixer tap, complementary tiling to splashback areas, tiled flooring, radiator, ceiling spot lights and door leading into

Ground Floor Bedroom Four to Front

8' 10" x 7' 2" (2.7m x 2.2m) With double glazed window to front elevation, laminate flooring, ceiling light point and radiator

Lounge

18' 8" x 13' 9" (5.7m x 4.2m) With double glazed window to conservatory, ceiling light points, wall lighting, two radiators, wooden flooring, coving to ceiling, gas fireplace with stone hearth and surround and double glazed sliding patio doors leading through to

Conservatory

18' 8" x 13' 9" (5.7m x 4.2m) With double glazed windows, double glazed French doors leading out to the South East facing rear garden, polycarbonate roof, tiled flooring, radiator and power points

Accommodation on the First Floor

Landing

With obscure double glazed window to side, wooden flooring, loft access, coving to ceiling, ceiling light point, useful airing cupboard and doors leading off to

Bedroom One to Rear

14' 1" x 10' 9" (4.3m x 3.3m) With double glazed window to rear elevation, radiator, ceiling light point, coving to ceiling, wall lighting, a range of fitted furniture and archway leading through to

En-Suite Shower Room

Having a shower enclosure with electric shower, pedestal wash hand basin, tiling to water prone areas, wall lighting, coving to ceiling and ceiling down lighters

Bedroom Two to Front

11' 9" x 9' 2" (3.6m x 2.8m) With double glazed window to front elevation, radiator, coving to ceiling and ceiling light point

Bedroom Three to Rear

9' 10" x 7' 6" (3.0m x 2.3m) With double glazed window to rear elevation, radiator, ceiling light point, wall lighting, coving to ceiling and laminate flooring

Four Piece Family Bathroom to Front

8' 10" x 5' 2" (2.7m x 1.6m) Being fitted with a four piece white suite comprising; panelled Jacuzzi style bath with centralised mixer tap and shower attachment, corner shower cubicle with electric shower, low flush WC and vanity wash hand basin, feature LED mirror, two obscure double glazed windows to front, tiling to walls, radiator, coving to ceiling and spot lights to ceiling

Side Passage

27' 6" x 2' 11" (8.4m x 0.9m) With obscure glazed wooden doors to driveway and rear garden, tiled flooring, spot lights to ceiling, wall and base units, laminate work surfaces and power points

Beautiful South East Facing Rear Garden

Having a Cotswold stone chipping patio, paved terrace, raised lawned areas, fencing to boundaries, mature shrub borders, feature pond with wooden bridge and decked terrace with Summer house and external lighting

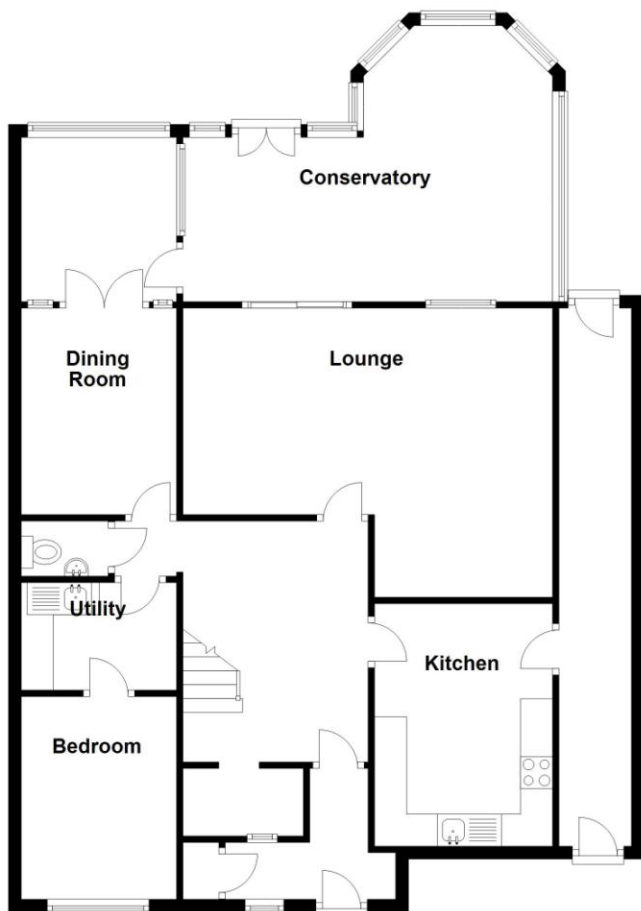
Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D.



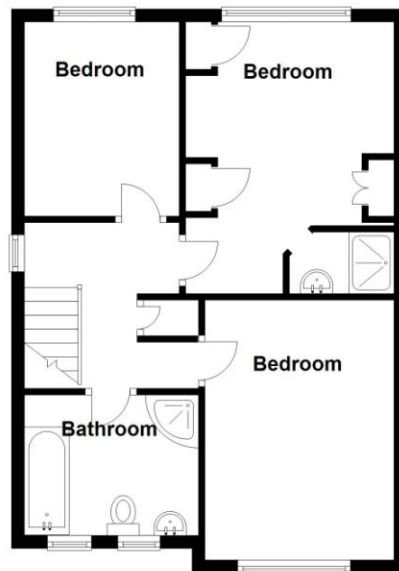
Ground Floor

Approx. 111.1 sq. metres (1196.1 sq. feet)



First Floor

Approx. 47.2 sq. metres (508.4 sq. feet)



Total area: approx. 158.3 sq. metres (1704.4 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 and 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.