



smarthomes

## Yoxall Road Shirley, Solihull

- An Extended Three/Four Bedroom Semi-Detached Family Home
- Extended Breakfast Kitchen & Family Bathroom
- Southerly Facing Rear Garden
- No Upward Chain

**£415,000**

Current EPC Rating - D  
Current Council Tax Band - C





## Property Description

An extended semi-detached family home situated in a most convenient location and offering accommodation comprising a spacious through lounge/diner, extended breakfast kitchen, utility, guest W.C, ground floor office/bedrooms four, three first floor bedrooms, family bathroom, Southerly facing rear garden and driveway 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 Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoiled 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

Through Lounge/Diner 6.88m x 2.95m (22'7" x 9'8")

Extended Breakfast Kitchen to Rear 5.31m x 3.99m (17'5" x 13'1")

Utility Room 2.29m x 1.14m (7'6" x 3'9")

Home Office/Bedroom Four to Front 4.19m x 2.26m (13'9" x 7'5")

Bedroom One to Rear 3.45m x 2.31m plus wardrobes (11'4" x 7'7" plus wardrobes)

Bedroom Two to Front 3.68m x 2.95m (12'1" x 9'8")

Bedroom Three to Rear 2.62m x 2.18m (8'7" x 7'2")

Family Bathroom to Front 1.85m x 1.63m (6'1" x 5'4")

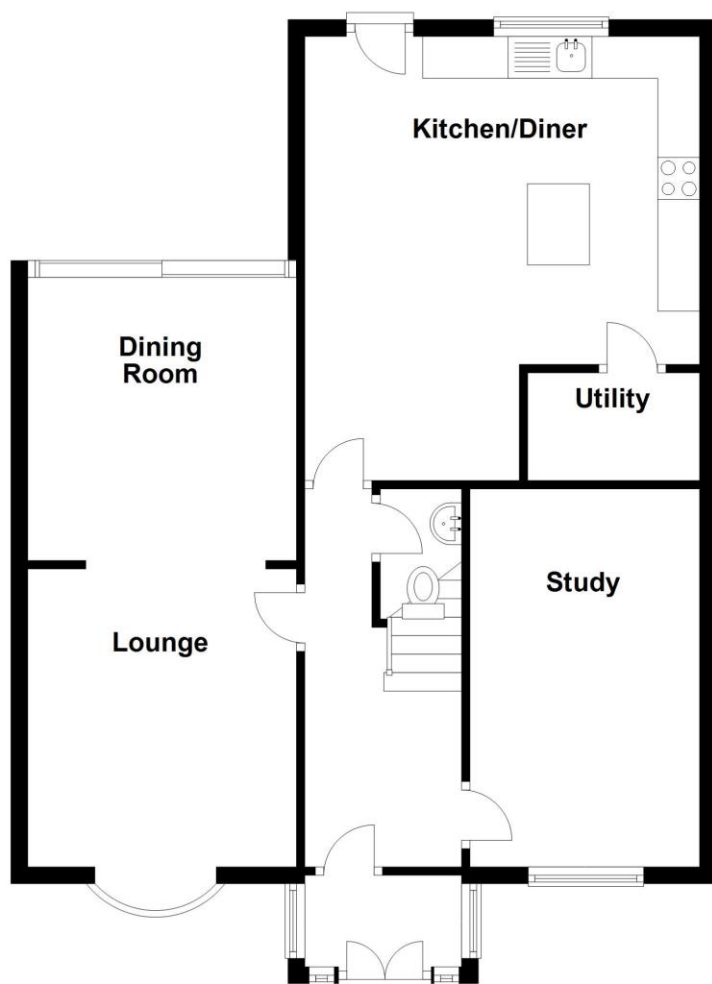
Tenure

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.

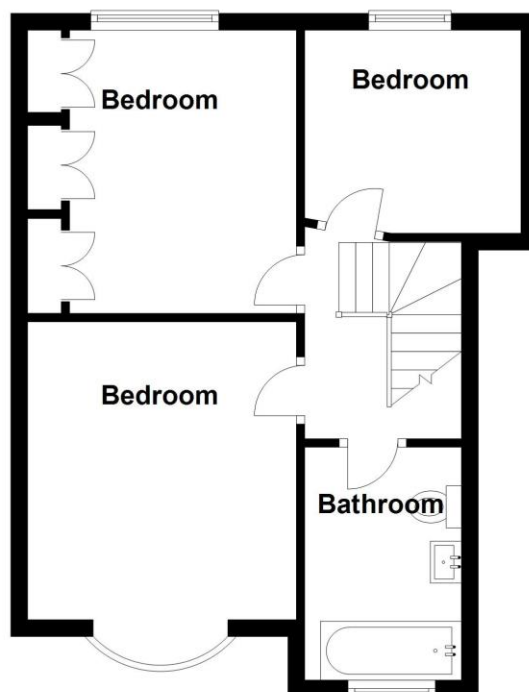
EPC supplied by Nigel Hodges. Current council tax band – C



### Ground Floor



### First Floor



Total area: approx. 111.8 sq. metres (1203.0 sq. feet)

316 Stratford Road  
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Solihull  
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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 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.