



Yoxall Road, Shirley

Offers Over £475,000





PROPERTY OVERVIEW

Nestled on a sought-after road, this charming four-bedroom semi-detached family home is an enticing prospect for those seeking comfort, convenience, and ample space. Situated within the desirable Tudor Grange Academy catchment area, this property boasts a prime location near an array of local amenities. Upon entering, the property welcomes you with an inviting entrance hallway adorned with ample storage space, catering to the practical needs of a busy household. This residence has undergone a significant extension, offering a spacious layout perfectly suited to modern family living. The ground floor features two generously sized reception rooms - a bright and airy living room with views overlooking the rear garden, and a flexible dining room ideal for entertaining guests or hosting family gatherings. A seamless blend of form and function is evident in the open plan kitchen and dining area, complete with a practical utility room and guest toilet for added convenience. Completing the ground floor layout is a single garage, providing secure parking or additional storage space. Ascending to the first floor, you will find four well-proportioned bedrooms, including three spacious doubles and a single, all serviced by a contemporary family bathroom.



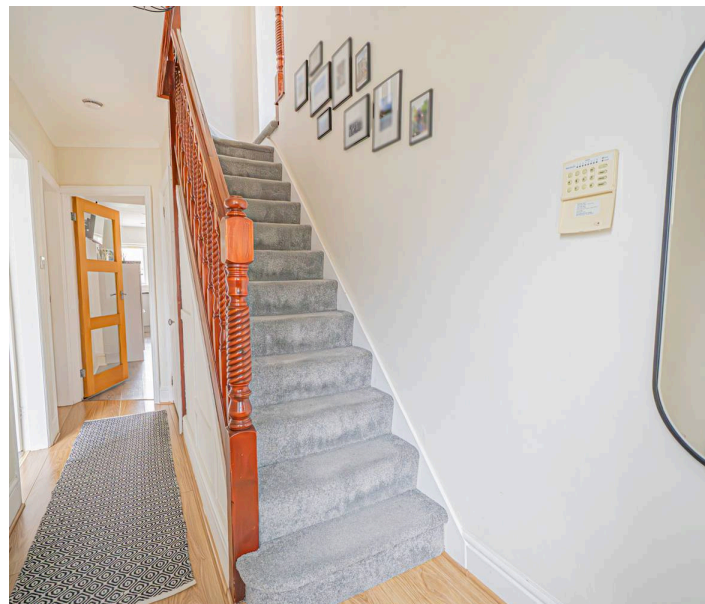
Additionally, the first floor offers a versatile study/home office area, catering to the needs of remote workers or those seeking a dedicated workspace within the comforts of home. Outside, the property presents a large rear garden with a substantial patio seating area, offering the ideal space for outdoor relaxation or al fresco dining. To the front, a driveway provides ample parking for multiple vehicles, ensuring convenience for residents and visitors alike. In summary, this meticulously maintained family home offers a harmonious balance of comfort, style, and functionality, making it a truly desirable property for discerning buyers seeking a blend of modern living and convenience.

PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities, close to Solihull train station, Solihull town centre, Tudor Grange park and leisure centre. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. 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: C

Tenure: Freehold





- Four Bedroom Semi-Detached Family Home
- Within Tudor Grange Catchment Area
- Significantly Extended Creating A Versatile Living Space
- Two Large Reception Rooms
- Open Plan Kitchen / Dining Room
- Utility & Single Garage
- Separate Downstairs WC
- Four Spacious Bedrooms
- Family Bathroom
- Well-Maintained Rear Garden

PORCH

ENTRANCE HALLWAY

LIVING ROOM

22' 0" x 9' 11" (6.71m x 3.02m)

DINING ROOM

11' 3" x 9' 11" (3.42m x 3.02m)

KITCHEN AREA

12' 7" x 7' 1" (3.83m x 2.15m)

DINING AREA

13' 11" x 7' 1" (4.24m x 2.17m)

UTILITY ROOM

11' 9" x 5' 9" (3.59m x 1.75m)

WC

INTEGRAL GARAGE

17' 3" x 7' 10" (5.27m x 2.40m)

FIRST FLOOR

BEDROOM ONE

11' 9" x 8' 8" (3.57m x 2.63m)

BEDROOM TWO

11' 4" x 10' 4" (3.45m x 3.15m)

**BEDROOM THREE**

12' 5" x 9' 5" (3.79m x 2.86m)

BEDROOM FOUR

7' 7" x 7' 1" (2.32m x 2.15m)

STUDY/HOME OFFICE AREA

6' 7" x 4' 6" (2.00m x 1.36m)

BATHROOM

10' 10" x 6' 1" (3.31m x 1.85m)

TOTAL SQUARE FOOTAGE

132.5 sq.m (1426 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LARGE REAR GARDEN

SUBSTANTIAL PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

Two Neff hide and slide ovens, Neff integrated gas hob, Neff extractor, Neff dishwasher, sink waste disposal unit, all carpets and blinds, CCTV and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.
Broadband - FTTP (fibre to the premises). Loft space - part 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.

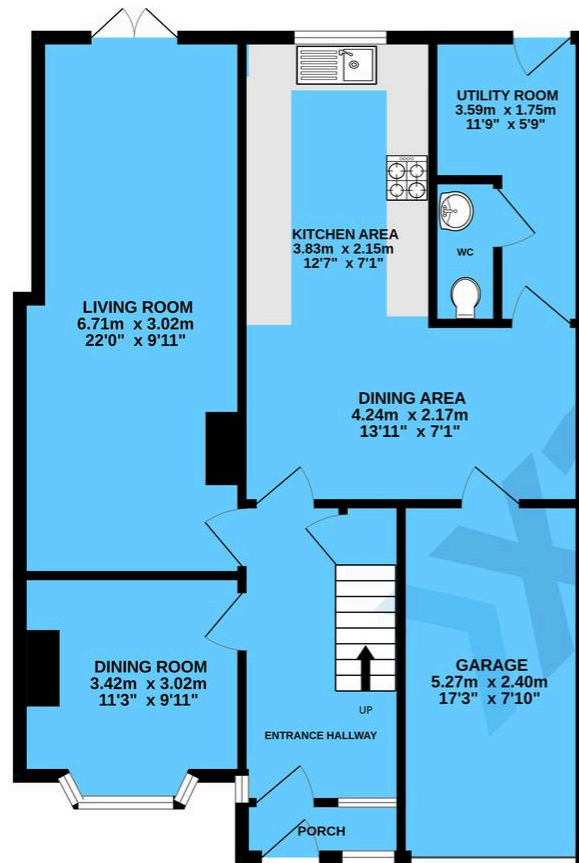
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

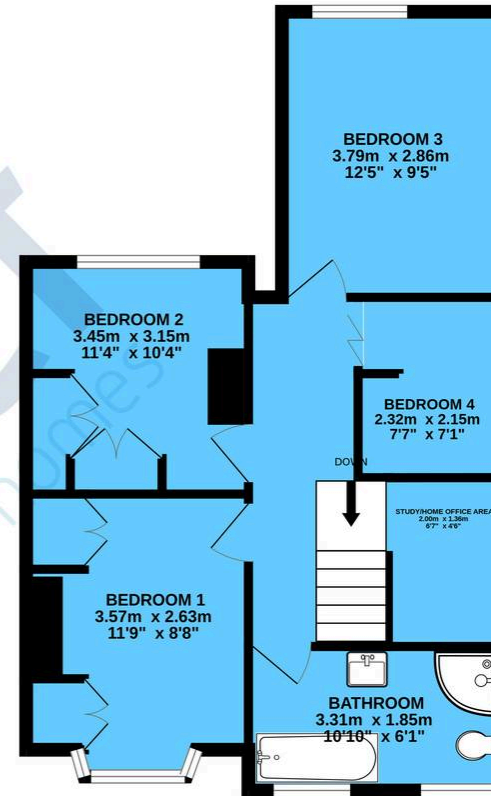
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 132.5 sq.m. (1426 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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