



46 YOXALL ROAD, SHIRLEY, SOLIHULL, B90 3SD

PURCHASE PRICE £305,000





PROPERTY OVERVIEW

Situated in a most popular location, an ideal opportunity to purchase this traditional three bedroom extended semi detached located within the Tudor Grange Academy catchment area. The property benefits from gas central heating, double glazing, is well located for local shops, schools and public transport and briefly comprises of:- entrance porch, reception hall, extended through lounge/dining room, extended kitchen, three bedrooms, shower room, double length garage, laundry/utility room and large well maintained westerly facing rear garden. In more detail the property affords:-

ACCOMMODATION ON THE GROUND FLOOR

Approached via the paved driveway.

ENTRANCE PORCH

With UPVC sliding door and open aspect leading to:-

RECEPTION HALL

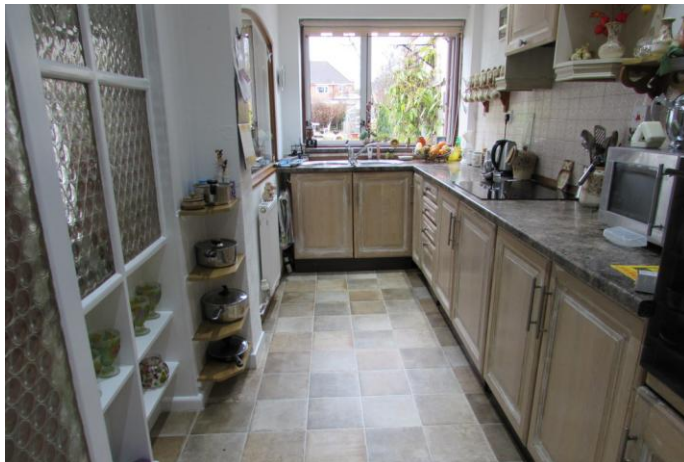
With spindled staircase to the first floor, central heating radiator, coved cornicing and leading to:-

LARGE EXTENDED LOUNGE/DINING ROOM

32' 9" x 10' 11" (10.00m x 3.33m) (max) Having a feature fireplace with polished timber mantle, incorporating a living flame coal effect gas fire, TV plinth, central heating radiator, double glazed bay window to the front, coved cornicing, further double central heating radiator, access through to the kitchen and double glazed sliding patio doors leading out to the rear garden.

EXTENDED KITCHEN

15' 3" x 6' 3" (4.65m x 1.93m) Having an extensive range of limed oak fitted units, comprising of an inset stainless steel sink unit with side drainer and mixer tap over, a range of base and wall cupboards, built in Bosch ceramic hob with extractor hood over, double oven, complementary wall tiles, power points, double



glazed window, central heating radiator and access into the garage.

FIRST FLOOR

Approached via the spindled staircase from the reception hall.

LANDING

With hatch to the roof void, power points and leading to:-

BEDROOM ONE (FRONT)

13' 7" x 9' 8" (4.15m x 2.95m) UPVC double glazed bay window, central heating radiator, fitted wardrobes with sliding doors and power points.

BEDROOM TWO (REAR)

9' 10" x 9' 8" (3.02m x 2.96m) UPVC double glazed window, central heating radiator and power points.

BEDROOM THREE (FRONT)

7' 10" x 6' 1" (2.40m x 1.87m) UPVC double glazed window, central heating radiator and power points.

SHOWER ROOM

Being part tiled comprising of a modern white suite, low flush wc, vanity wash basin with cupboard beneath, separate shower cubicle with Triton electric shower, UPVC obscure glazed window and central heating radiator.

OUTSIDE

DOUBLE LENGTH GARAGE

30' 6" x 7' 5" (9.31m x 2.28m) Having a metal up and over door to the front, wall mounted Worcester gas central heating boiler, power points, access into the kitchen and further door leading to:-

LAUNDRY/UTILITY ROOM

8' 3" x 8' 0" (2.54m x 2.46m) Having a stainless steel sink with cupboards beneath, plumbing for a washing machine ,separate wc with low flush wc and access out into the rear garden.

DELIGHTFUL LARGE REAR GARDEN

The property enjoys a large delightful westerly facing rear garden, which must be seen to be appreciated, having a paved patio, shaped lawn, flower borders. shrubs, evergreens, rockery and greenhouse.

TENURE

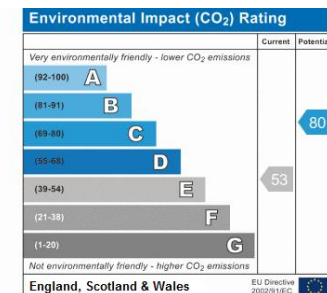
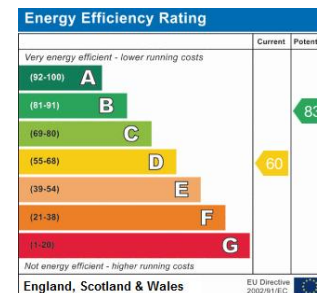
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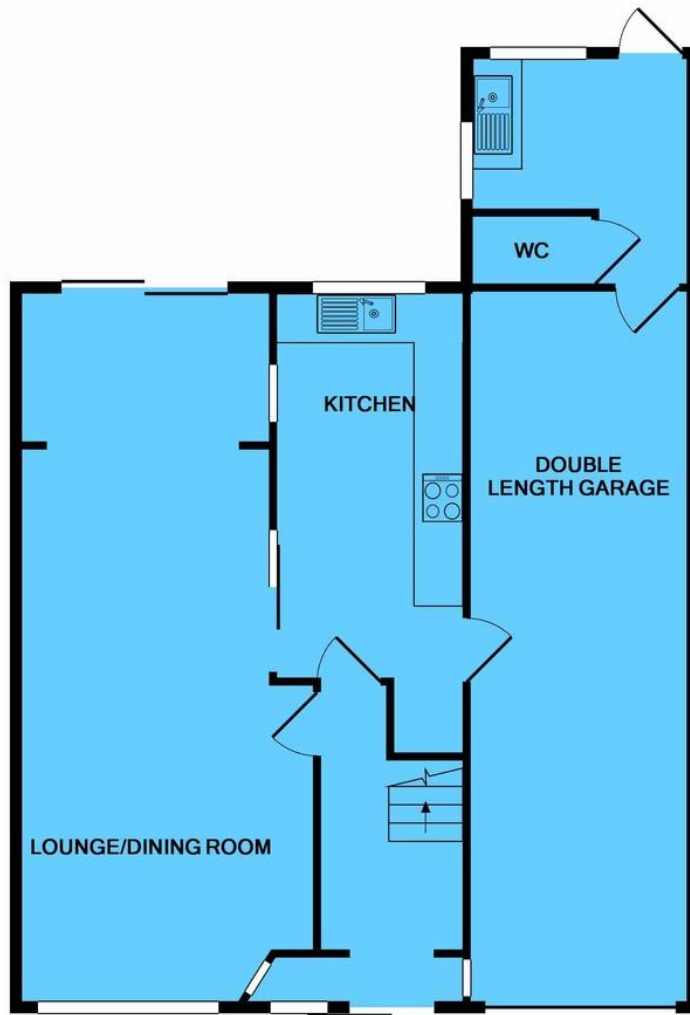
VIEWING

Via Xact in Solihull on 0121 712 6222.

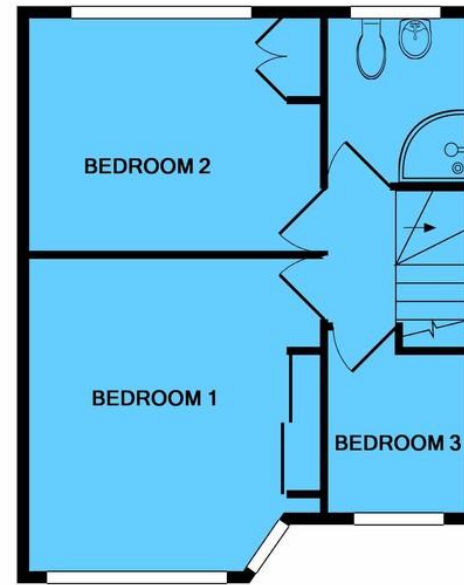
COUNCIL TAX

Council Tax Band D





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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