



# Yoxall Road, Shirley

## Offers Around £375,000

- WELCOMING RECEPTION HALL
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- SIDE GARAGE
- REAR GARDEN
- LOUNGE
- DINING KITCHEN
- SHOWER ROOM
- DRIVEWAY
- NO UPWARD CHAIN

Situated in the current Tudor Grange Senior School Catchment this detached bungalow is positioned in this most convenient location. There is a small parade of shops in Yoxall Road, with a local convenience store. There are further local shops in Longmore Road and the main A34 Stratford Road in the town centre of Shirley is within one mile's walk of the property. Here one will be spoilt for choice with supermarkets, speciality and convenience stores, restaurants, hostelrys and a thriving business community which extends down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks. Beyond here is the Blythe Valley Business Park which is on the junction of the M42 motorway, approximately three miles from the property. A journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Infant schooling is catered for at nearby Blossomfield Infant School and junior schooling at Shirley Heath School in Coombe Road or Sharmans Cross Junior School in Sharmans Cross Road. In addition there is Our Lady of the Wayside Roman Catholic Nursery, Infant and Junior School on the main A34 Stratford Road, although all education facilities are subject to confirmation from the Education Department.

An ideal location therefore for this deceptively spacious detached bungalow which sits back from the road behind a front block paved driveway flanked by a lawned foregarden with coniferous screening to the roadside. A UPVC double glazed door with coach lamp point opens to the

### WELCOMING RECEPTION HALLWAY

Having ceiling light point, loft hatch access, central heating radiator and doors off to lounge, dining kitchen, two bedrooms, shower room and airing cupboard

### LOUNGE

16'3" x 11'7" (4.95m x 3.53m)



Having sliding double glazed doors opening to the conservatory, two ceiling light points and central heating radiator

### CONSERVATORY 12'3" x 8'9" (3.73m x 2.67m)



Having sliding doors and windows overlooking the rear garden and power point

### DINING KITCHEN 15'3" x 8'9" (4.65m x 2.67m)



Having UPVC double glazed windows to the side and rear, UPVC double glazed door to the side passageway, storage cupboard housing the central heating boiler, two ceiling light points, central heating radiator and being fitted with wall and base mounted storage units with work surfaces over, sink and drainer, plumbing for automatic washing machine and gas cooker point

### **BEDROOM ONE**

**12'8" x 10'7" to rear of wardrobes (3.86m x 3.23m to rear of wardrobes)**



Having UPVC double glazed bow window to the front, ceiling light point, central heating radiator and built in wardrobes

### **BEDROOM TWO**

**9'9" x 8'6" (2.97m x 2.59m)**



Having UPVC double glazed window to the front, ceiling light point and central heating radiator

### **SHOWER ROOM**



Having UPVC double glazed window to the side, ceiling light point, full height wall tiling, tandem shower enclosure, vanity unit with inset wash hand basin and low level WC

### **SIDE GARAGE**

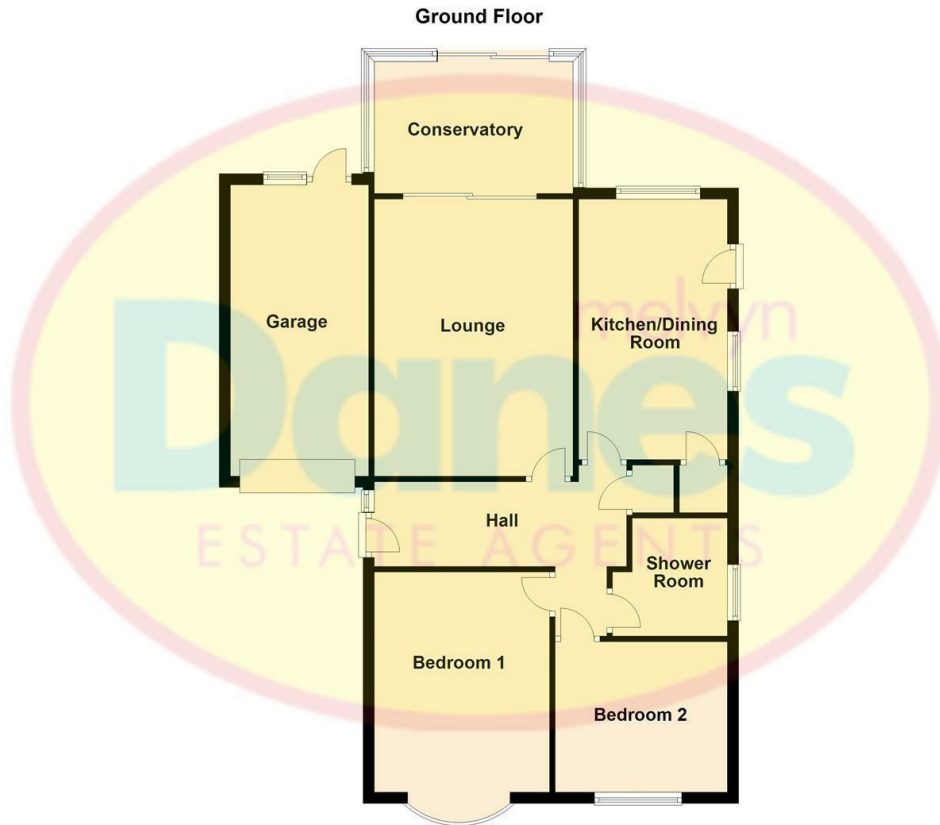
Having up and over door to the front, ceiling light point and door and window to the rear garden

### **REAR GARDEN**

Having paved patio area with outside tap, gated side access, lawn with shaped borders and mature privacy screening to the surround

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



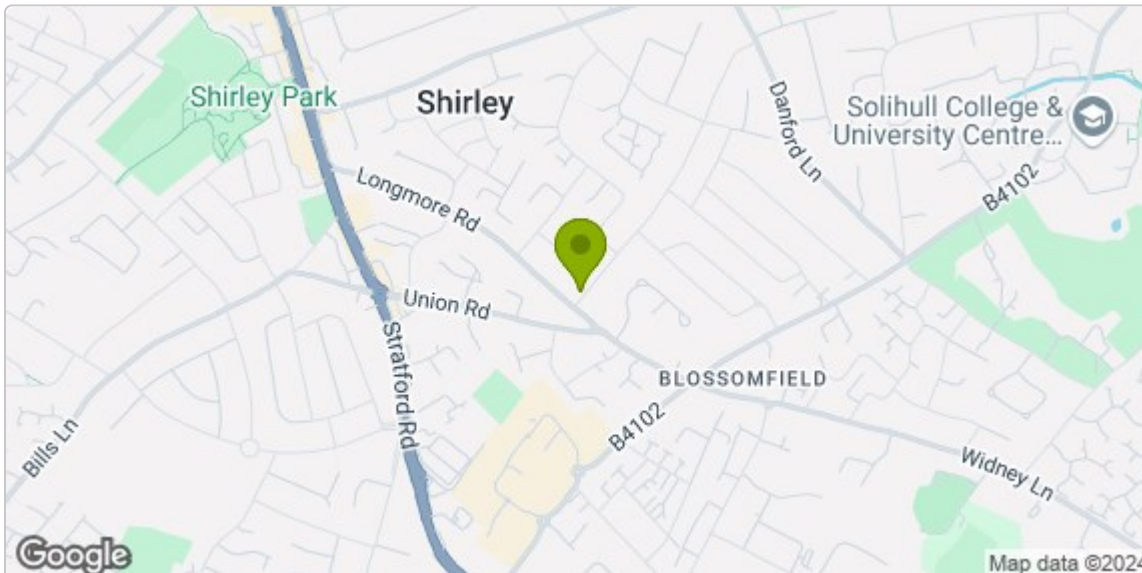
**COUNCIL TAX BAND: D**

**TENURE:** We are advised that the property is Freehold

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
206 Yoxall Road Shirley  
Solihull B90 3RN

**Council Tax Band: D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk