

AP MORGAN



Yoxall Road, Shirley, Solihull
Offers in the region of £375,000

Features:

- Sought After Location
- Three Bedroom Semi Detached Home
- Potential To Further Extend (STP)
- Spacious Conservatory
- Driveway Parking for Several Cars
- Long Private Rear Garden
- Tudor Grange Catchment
- Excellent Local Amenities

Description:

Prime three-bedroom extended family home in the highly sought-after Tudor Grange catchment. Located within easy walking distance of Solihull town centre and train station, this property offers excellent convenience. Boasting further potential to extend (subject to planning), it presents a superb opportunity for families to customize and enhance their living space.

The property is approached via a spacious private driveway, providing excellent off-road parking and access to the garage.

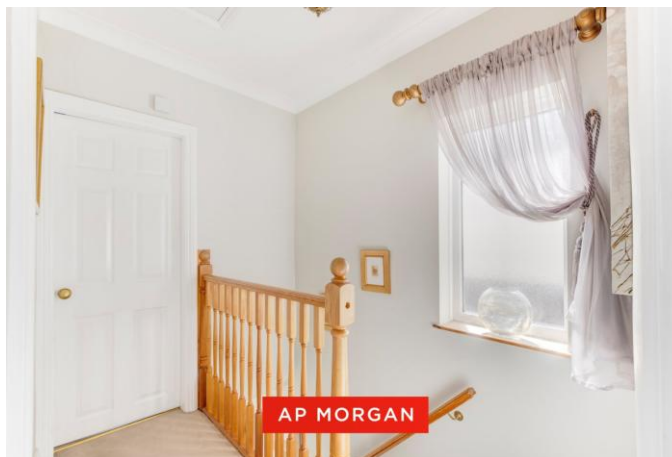
Stepping inside, the interior briefly comprises a welcoming porch and hall, leading to a bright and airy lounge/dining room, a modern kitchen, and a convenient WC. A useful storage area is also located off the hall.

The first-floor features three well-proportioned bedrooms, served by a modern shower room.

Moving outside, the property enjoys a large, well-maintained rear garden, offering an ideal space for outdoor relaxation and entertaining.

The spacious side garage/workshop provides excellent potential for secure parking, storage, or conversion into a hobby space.

The property is conveniently located close to a variety of eateries, shops, and amenities. It is also ideally placed for easy access to transport links, making it a great choice for commuters.



Details:

Hall

Lounge/Dining Room 23' x 10' (7m x 3.05m) Both Max

Kitchen 11'6" x 9'1" (3.5m x 2.77m) Both Max

Conservatory 10' x 8'9" (3.05m x 2.67m) Both Max

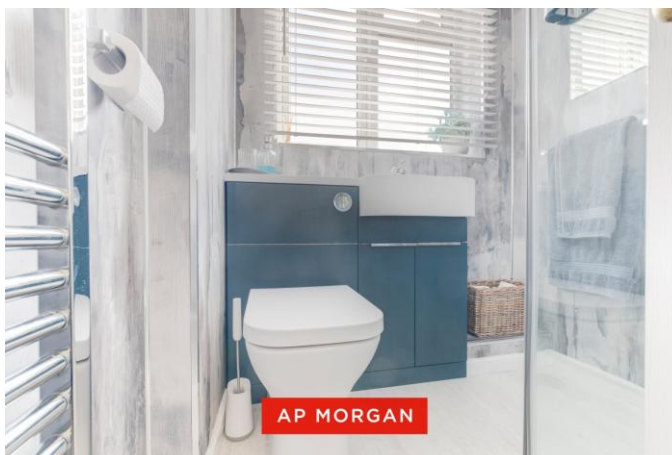
Landing

Bedroom 1 11'10" x 10' (3.6m x 3.05m) Both Max

Bedroom 2 11'4" x 10' (3.45m x 3.05m)

Bedroom 3 8'3" x 7' (2.51m x 2.13m)

Shower Room 6'1" x 5'4" (1.85m x 1.63m)



EPC Rating: To be confirmed

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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Need a mortgage?

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Property to sell?

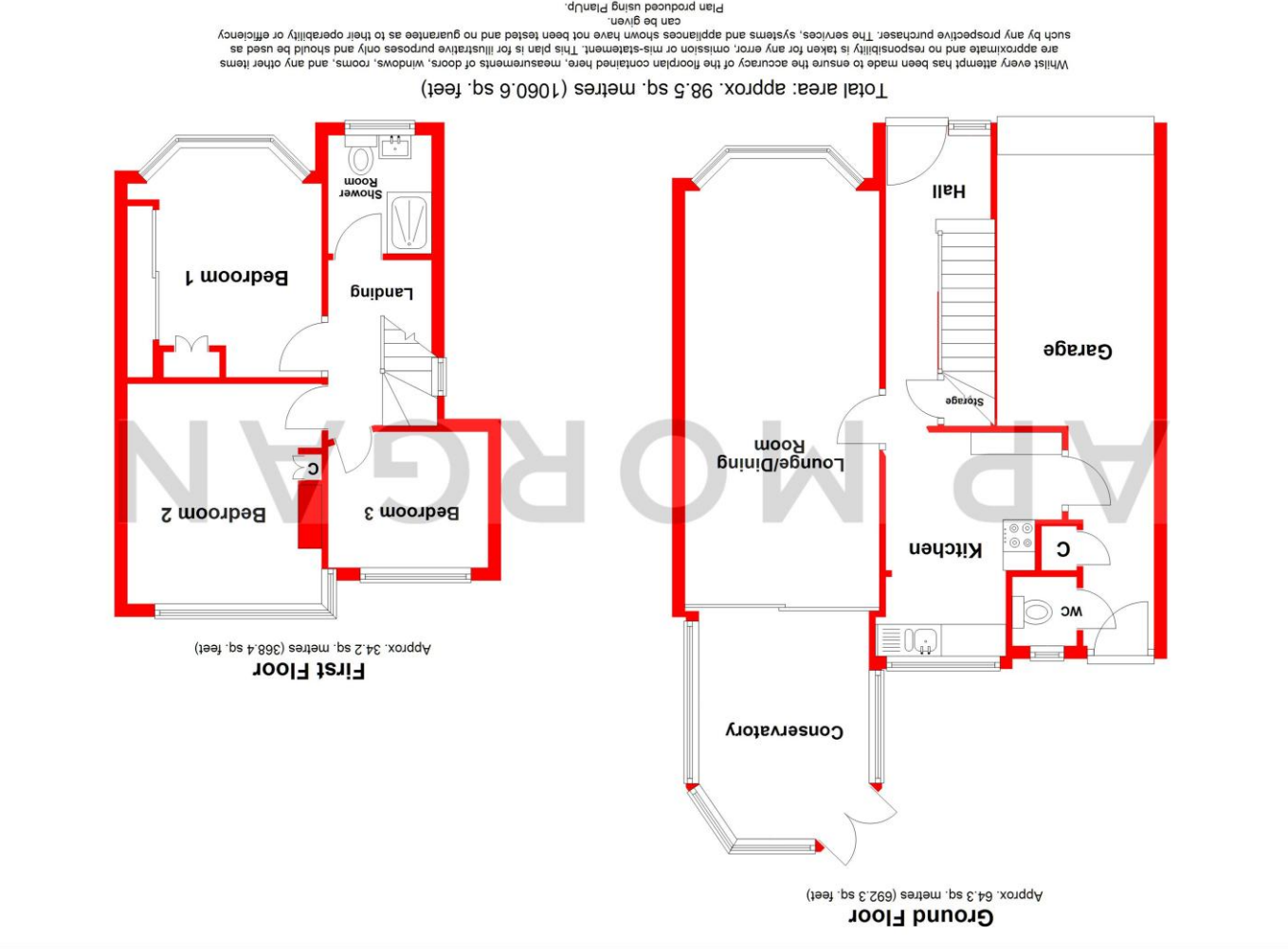
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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