

AP MORGAN



Yoxall Road, Shirley, Solihull
Offers Over £450,000

Features:

- Sought After Location
- Extended Three Bedroom Semi Detached Home
- Immaculately Presented & Finished
- Modern Open Plan Living with Traditional Feel
- Spacious Driveway for Private Parking
- Long Private Rear Garden with Substantial Home Office
- Tudor Grange Catchment
- Excellent Local Amenities

Description:

Prime, thoughtfully extended three-bedroom 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.

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

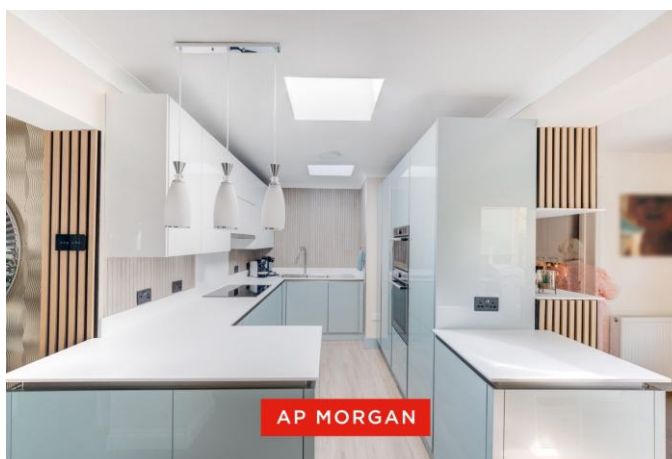
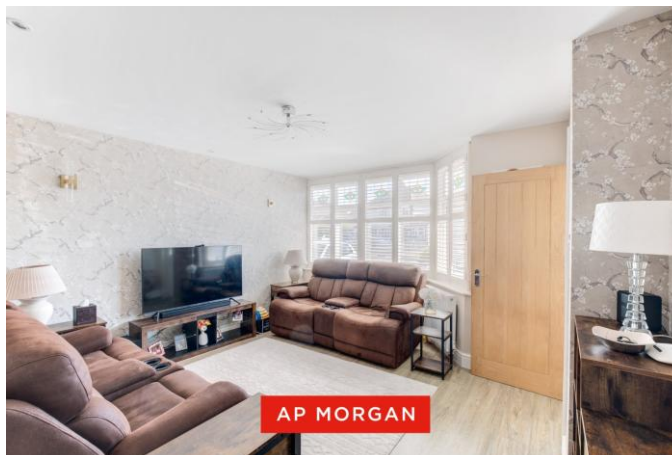
Stepping inside, the interior briefly comprises a welcoming porch and hall, leading to a bright and airy living room, a further lounge/dining room to the rear, a brand new fully fitted modern kitchen, and a convenient downstairs shower room and a large utility room. There is a further reception room currently being used as a convenient downstairs bedroom.

The first floor features a large principal bedroom to the front with a further bedroom to the rear. Both bedrooms are served by a modern bathroom.

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

There is a spacious home office/workshop providing excellent potential for storage, or conversion into a hobby/work 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

Living Room 13'7" x 12'10" (4.14m x 3.9m) Both Max

Lobby

Lounge 10'4" x 9'10" (3.15m x 3m)

Dining Area 8'1" x 8' (2.46m x 2.44m)

Kitchen 13'1" x 10'6" (4m x 3.2m)

Inner Lobby

Bedroom 3 11'5" x 9'10" (3.48m x 3m)

Shower Room 7'4" x 7'1" (2.24m x 2.16m) Both Max

Utility Room 9'10" x 8'7" (3m x 2.62m)

Landing

Bedroom 1 16'8" x 10'11" (5.08m x 3.33m) Both Max

Bedroom 2 10' x 9'8" (3.05m x 2.95m)

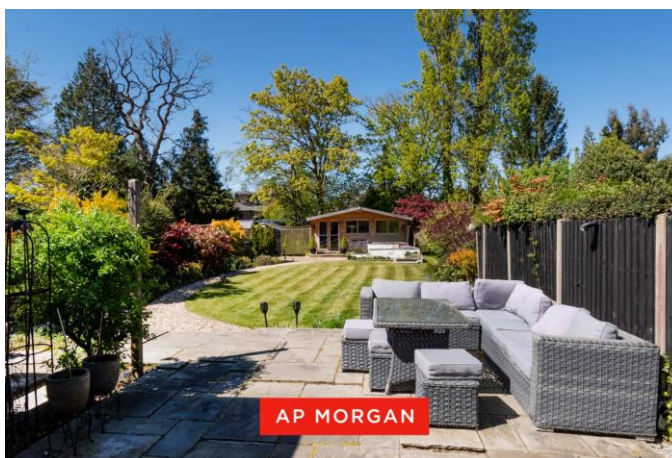
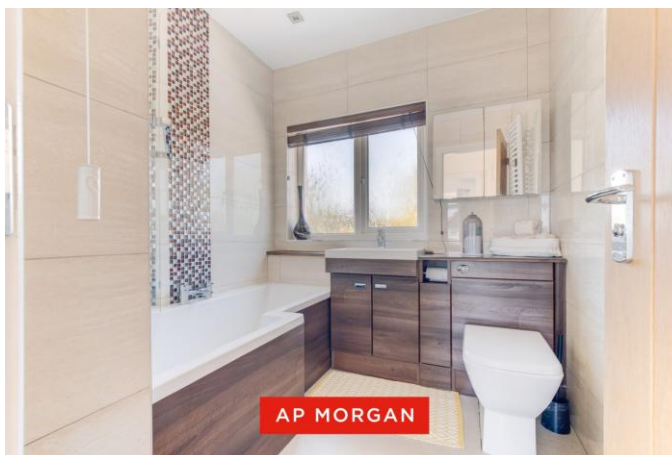
Bathroom 7'2" x 6'8" (2.18m x 2.03m)

EPC Rating: To be confirmed

Council Tax Band: C (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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Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

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