

AP MORGAN



Yoxall Road, Shirley, Solihull
Offers Over £465,000

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.

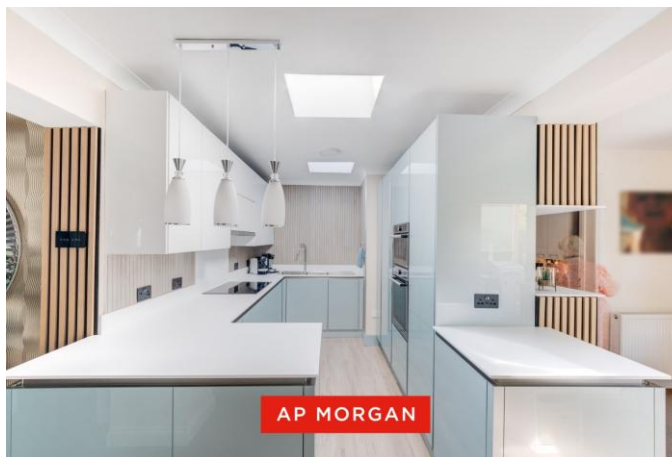
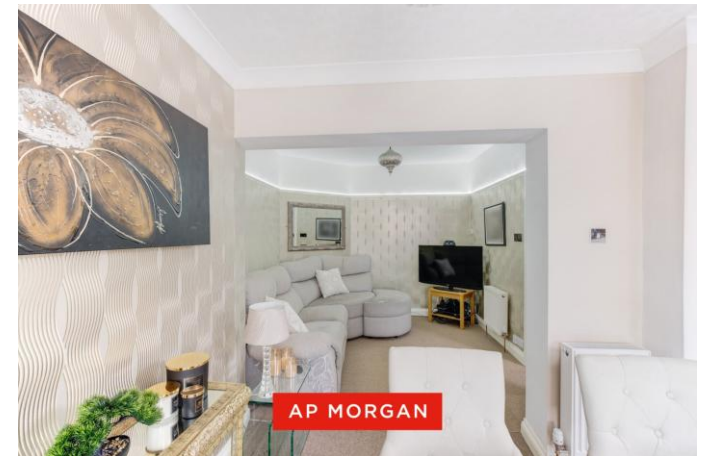
Stepping inside, the interior briefly comprises a welcoming porch and hall, leading to a bright and airy living room, a further lounge/dining room to the rear, a brand new fully fitted modern kitchen, and a convenient downstairs shower room and a large utility room. There is a further reception room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

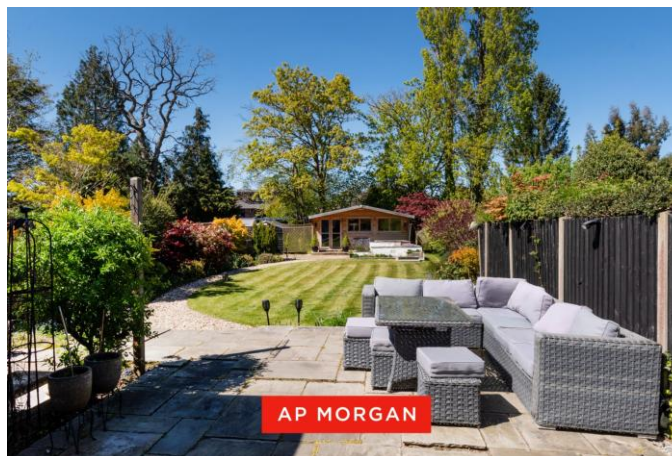
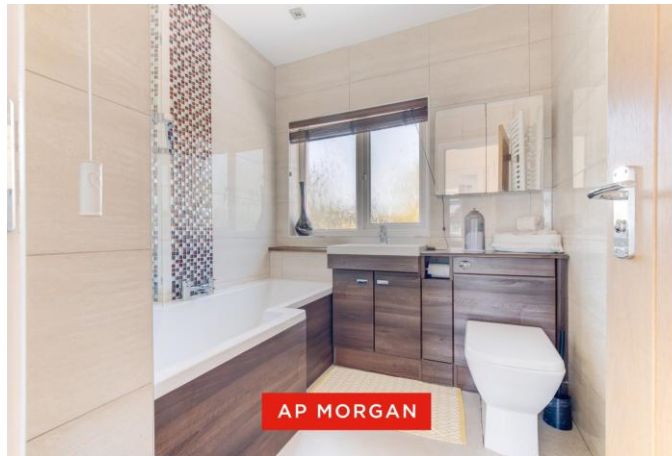
Bathroom 7'2" x 6'8" (2.18m x 2.03m)

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.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

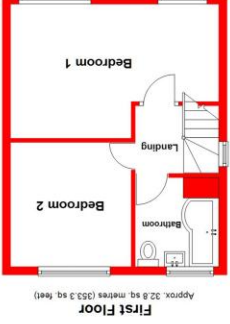
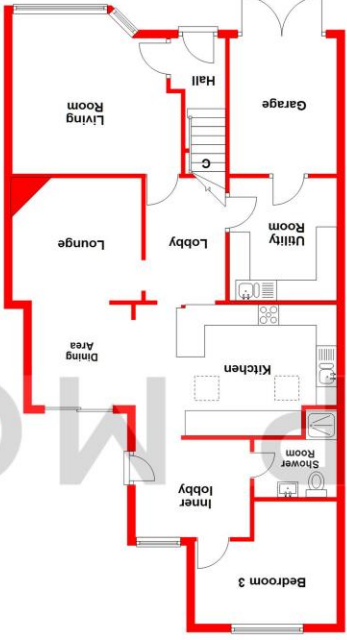
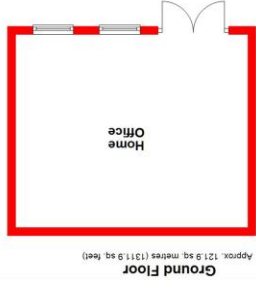
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 154.7 sq. metres (1655.2 sq. feet)

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

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