



Loxley Avenue, Shirley, Solihull

Guide Price £499,995

Hawkins & Patterson
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Loxley Avenue, Shirley, Solihull

Situated in an ideal location for families with local shops at the end of the road including a Sainsburys and popular Chip shop. Shirley train station is situated just after the shops with train services into Birmingham City Centre and Stratford-Upon-Avon & Henley-In-Arden in the opposite direction. There is easy road access to the M42, M5, M40 & M6, Birmingham International airport and train station.

Within the area there are a good choice of local schools for all ages, all within walking distance. Shirley offers a wide choice of shopping facilities including the Parkgate development.

The property occupies a generous corner plot with a large tarmac driveway to the front offering parking for numerous vehicles, mature shrubs and access to the property is gained via a double glazed door with side window to;

ENTRANCE PORCH

Amtico parquet flooring and double glazed door to

WELCOMING ENTRANCE HALL

Stairs off to the first floor with cloaks cupboard beneath, radiator, Amtico parquet flooring and veneered oak doors to:

GUEST WC

Modern suite with white WC and wash basin and vanity unit below, double glazed window to side.

SPACIOUS LIVING ROOM

Enjoying views over the rear garden with Bi-folding doors to the patio, radiator, Amtico parquet flooring and feature log burner on a slate tiled hearth.





SPACIOUS SITTING ROOM

Again enjoying views over the rear garden with Bi-folding doors to the patio, double glazed window to side, Amtico parquet flooring, radiator and door to the utility room.

REFITTED KITCHEN/ DINING ROOM

An extensive range of matching base, wall and drawer units, worktops over and tiled splashbacks, sink drainer, gas cooker point, integrated fridge and dishwasher, double glazed window to front, LED downlights, two double glazed skylight windows. Amtico parquet flooring, radiator and ample space for a large table.

UTILITY ROOM

Refitted base and wall units, worktops, tiled splashbacks, sink drainer, Amtico parquet flooring, double glazed skylight window, plumbing and space for washing machine and tumble dryer, door to;

GARAGE

Up and over garage door, light and power points, fitted units and space for fridge freezer.

FIRST FLOOR LANDING

Doors off to all bedrooms and bathroom, double glazed window to side, loft hatch to loft/ hobbies room.

BEDROOM ONE

Double glazed window to front and radiator.





BEDROOM TWO

Double glazed window to rear and radiator.

BEDROOM THREE

Double glazed window to rear and radiator.

FAMILY BATHROOM

Refitted white suite, shaped shower bath with fitted shower screen and thermostatic shower, WC, wash basin, vanity unit, tiled walls heated towel rail and double glazed window to front.

LOFT/ HOBBIES ROOM

Double glazed skylight window, with fitted blind, LED spotlights and wood flooring.

BEAUTIFUL REAR GARDEN

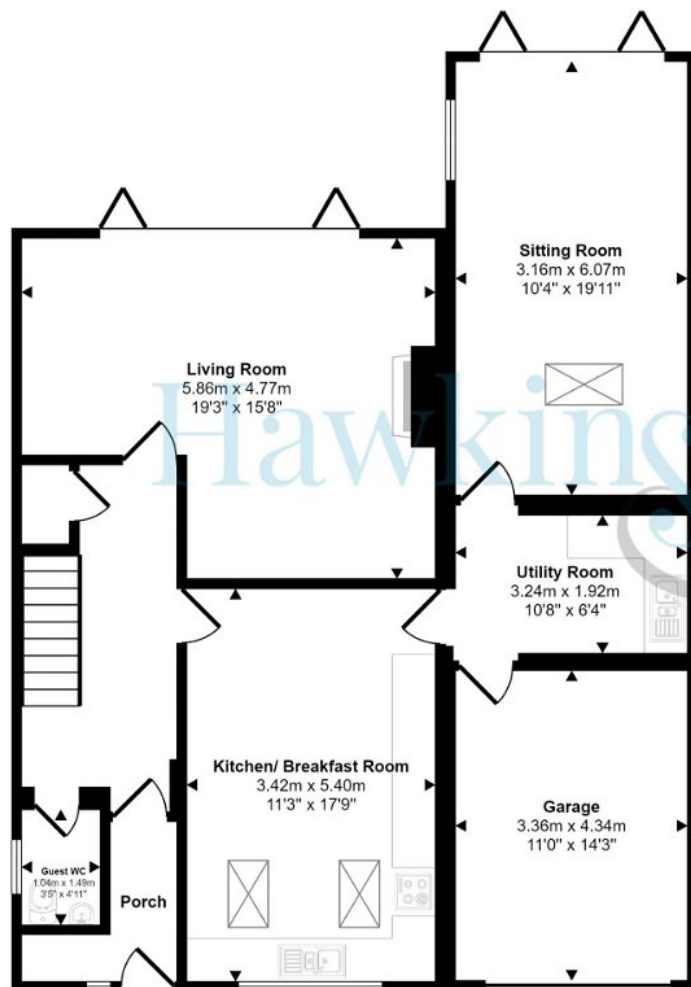
Enjoying a private westerly facing rear aspect, shaped lawn, paved patio areas, gravelled pathway, raised, wall enclosed flower beds, palm trees, gated side passage. To the rear of the garden is a children's play house or home office having light and power with double glazed door to the front, the rear section is a garden shed.



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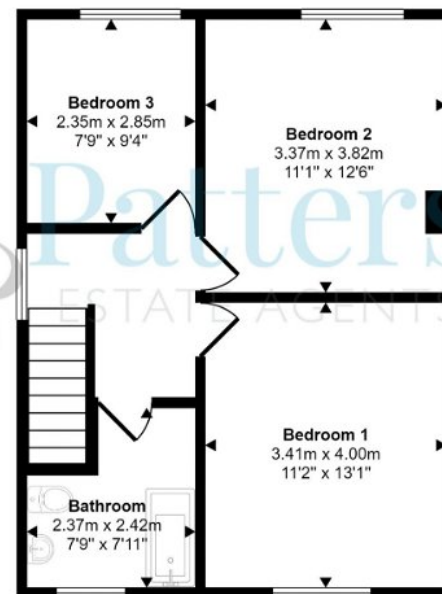


Approx Gross Internal Area
168 sq m / 1806 sq ft

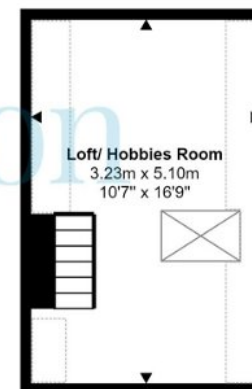


Ground Floor
Approx 105 sq m / 1126 sq ft

Denotes head height below 1.5m



First Floor
Approx 47 sq m / 503 sq ft



Second Floor
Approx 16 sq m / 177 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.