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**Horton  
& Storey**

BAXTERS ROAD, SHIRLEY, SOLIHULL,  
OFFERS IN EXCESS OF £240,000



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#### **LOCAL AREA**

Baxters Road is located on the south westerly side of the A34 Stratford Road with Dickens Heath located a short distance to the south. The property is located within a purpose built development dating from the late 1960s and early 1970s. Accessed via a walkway from the communal parking the property has a very quiet approach with many neighbours being in residency for many years.

#### **FRONT APPROACH**

The property is approach by a path with a laid lawn front garden offering privacy set back from the communal walkway.

#### **PORCH**

This has a double glazed door with wall mounted central heating radiator into the entrance hallway;

#### **ENTRANCE HALL**

The entrance hall has doors into both reception rooms, door to storage cupboard, a door to the downstairs w.c. and doorway into the kitchen with stairs to the first floor accommodation;



**LOUNGE (FRONT ELEVATION) 13' 1" x 12' 2"**

(4.00m x 3.72m)

Double glazed window to the front elevation with a wall mounted central heating radiator;

**DINING ROOM (REAR ELEVATION) 13' 1" x 11' 4"**

(3.99m x 3.47m)

Double glazed window to the rear elevation and wall mounted central heating radiator obscure single glazed window into the lounge;

**EXTENDED KITCHEN 9' 10" x 6' 5" (3.00m x 1.96m)**

The extended kitchen has a freestanding oven with electric hob, sink with mixer tap and drainer, plumbing for washing machine door to rear garden;

**FIRST FLOOR LANDING**

Doors to accommodation and family bathroom;

**BEDROOM ONE 11' 9" x 10' 7" (3.59m x 3.23m)**

Double glazed window to the front elevation and wall mounted central heating radiator;

**BEDROOM TWO 9' 10" x 12' 8" (3.01m x 3.88m)**

Double glazed window to the rear elevation and wall mounted central heating radiator;

**BEDROOM THREE 8' 5" x 8' 11" (2.59m x 2.73m)**

Double glazed to the front elevation and wall mounted central heating radiator;

**BATHROOM**

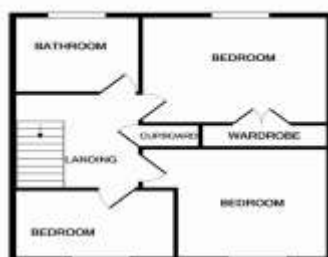
Obscure double glazed window to the rear elevation, the suite comprises of a corner bath with shower over, pedestal sink and low level w.c. and heated towel rail;

**REAR GARDEN**

This is currently paved offering low maintenance with fencing to boundaries and a gate to the rear walkway.



GROUND FLOOR



FIRST FLOOR

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.