

Horton & Storey



2a Loxley Avenue, Shirley, Solihull, B90 2QE

£370,000

- No Chain
- Extended
- Off Road Parking
- Convenient Location
- Detached Home
- Integral Garage
- Popular Road
- Must View

2a Loxley Avenue, Solihull B90 2QE

Horton & Storey bring to market this extended three bedroom detached family home with no chain. The property comprises of a lounge, dining room, fitted kitchen, family room, three bedrooms and a family bathroom. There is off road parking to the front a private rear garden and an integral garage



Council Tax Band: E



Lounge

13'9" x 14'5"

Accessed via the porch there is a double glazed window to the front elevation, central heating radiator and a fire with feature fireplace

WC

Comprising of a WC, sink with floor base units under, central heating radiator and obscured double glazed window to the side elevation

Reception Room Two

10'9" x 11'9"

A room that can be used as a dining room with a double glazed window side elevation, central heating radiator, a door to the kitchen and double doors to reception three

Kitchen

10'9" x 7'10"

A fully fitted kitchen comprising of a range of wall and floor base units with worksurface over incorporating an inset stainless steel sink with mixer tap, an integrated dishwasher, integrated oven and microwave, integrated fridge/freezer and an electric hob. There is tiles to the floor, a double glazed window to the rear elevation and a double glazed door to the side .

Reception Room Three

12'5" x 11'5"

A great addition to the property with a set of double glazed French doors to the rear leading onto the garden, a double glazed window to the side elevation, central heating radiator and a feature fire.

First Floor

Landing

A spacious landing with an obscure door, doors to rooms and access to the loft via a pull down ladder.

Bathroom

The large four piece family bathroom comprises of a bath with mixer tap, sink with base units under, WC and a corner shower unit. There is tiling to the walls and floor, an obscure double glazed window to the rear elevation and a central heating radiator .

Bedroom One

8'10" x 14'1"

A large double bedroom with a double glazed window to the front elevation, central heating radiator and bespoke fitted wardrobes

Bedroom Two

9'2" x 11'9"

A double bedroom with a double glazed window to the rear elevation. central heating radiator and bespoke fitted wardrobes

Bedroom Three

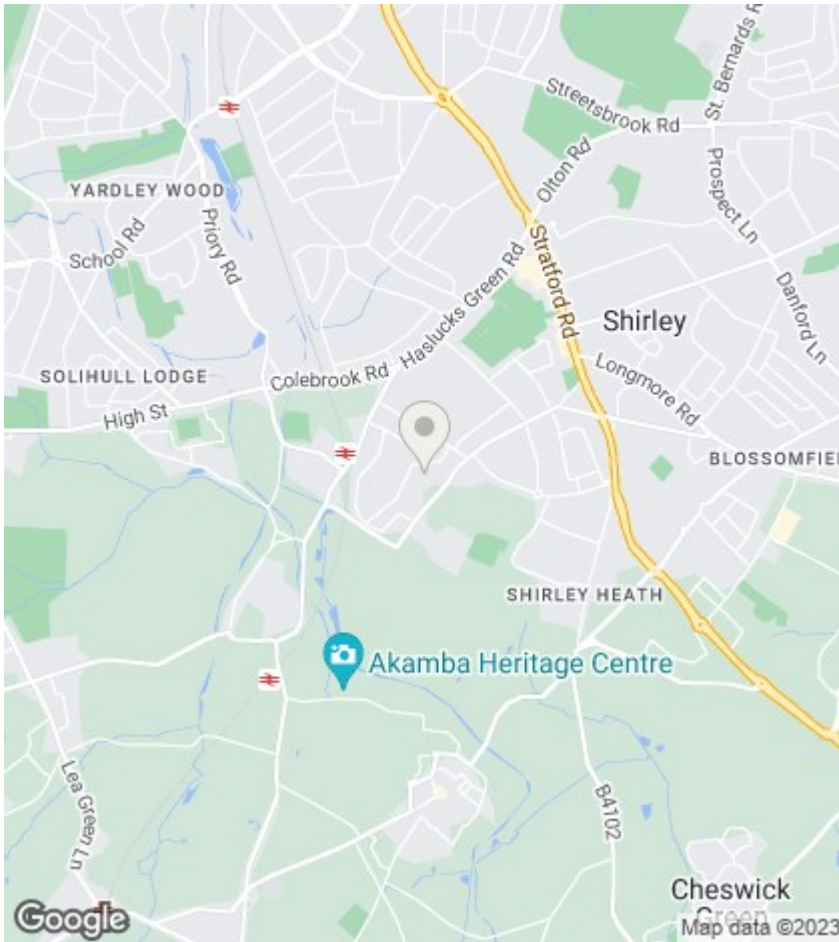
10'5" x 9'6"

Another double bedroom with a double glazed window to the front elevation, central heating radiator and bespoke fitted wardrobes

Rear Garden

A private rear garden that is slabbed for low maintenance, having a shed to the rear, fencing to boundaries and side access to the front of the property

Garage



Viewings

Viewings by arrangement only. Call 0121 6630099 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

