



39 OXHILL ROAD, SOLIHULL LODGE, B90 1LS **OFFERS AROUND £259,950**

- FRONT DRIVEWAY
- HALLWAY
- KITCHEN
- SHOWER ROOM
- REAR GARDEN
- PORCH
- THROUGH LOUNGE
- THREE BEDROOMS
- GARAGE
- POPULAR LOCATION

Oxhill Road is located off Yardley Wood Road and links to Greenslade Road which gives access from the High Street in Solihull Lodge. Along Oxhill Road are local shops and along the High Street is Peterbrook Junior and Infant School, whilst we are advised that senior schooling falls within the Light Hall Senior School catchment in Shirley. Education facilities are subject to confirmation from the Education Department.

In Shirley itself one will find an excellent array of shopping facilities, a thriving business community which extends to the Cranmore, Widney, Monkspath and Solihull Business Parks, and the Blythe Valley Business Park, which is on the junction of the M42 motorway, which we would estimate is approximately four miles from the property. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Alternatively one could continue along High Street into Maypole Lane, and up to The Maypole where a new Sainsbury's Superstore and other shopping facilities are available and access to the M42 motorway at Portway via the Hollywood By Pass.

Local bus services operate within Yardley Wood Road giving access to Solihull and the City of Birmingham, and Yardley Wood Railway Station is also on the bus route, as is Shirley Railway Station with pedestrian access leading from nearby Colebrook Road.

An ideal location for this 1960's semi detached house which offers potential for further extension (subject to necessary planning permissions). The property sits back from the road behind a front driveway with foregarden and access leading to sliding double glazed doors which provide open to the

PORCH

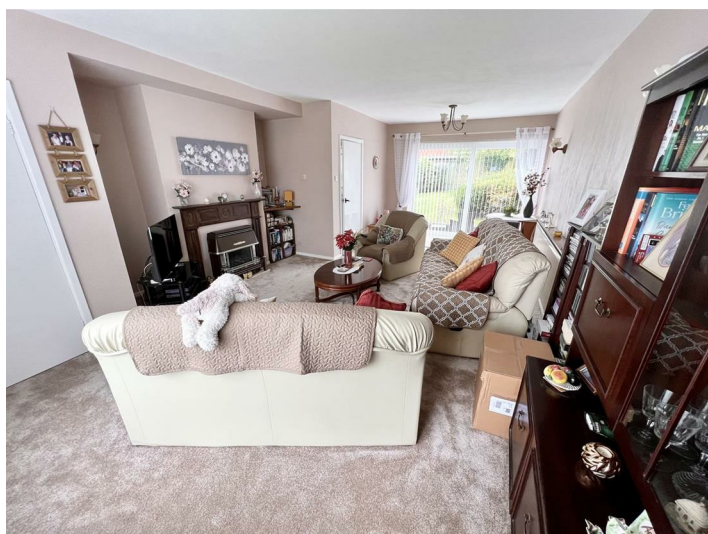
Having wall mounted light and door leading to

HALLWAY

Having ceiling light point, central heating radiator, stairs rising to first floor landing and door to

THROUGH LOUNGE DINER

22'8" x 10'4" min (6.91m x 3.15m min)



Having double glazed window to front aspect, two ceiling light points, wall mounted lights, central heating radiator, fireplace with gas fire with back boiler, double glazed sliding door to rear garden and door leading to

KITCHEN

7'8" x 7'8" (2.34m x 2.34m)



Having double glazed window to rear garden, a range of wall and base units with roll top work surface over incorporating one a half bowl stainless steel sink and drainer with mixer tap over, ceiling light point, space for cooker and fridge freezer and double glazed door to rear garden

FIRST FLOOR LANDING

Having double glazed window to side elevation, ceiling light point, loft access, door to the two storage cupboards and doors off to the three bedrooms and shower room

BEDROOM ONE

11'3" x 10'4" (3.43m x 3.15m)



Having double glazed window to front elevation, ceiling light point and central heating radiator

BEDROOM TWO

11'3" x 10'4" (3.43m x 3.15m)



Having double glazed window to rear elevation, ceiling light point and central heating radiator

BEDROOM THREE

7'10" x 7'11" (2.39m x 2.41m)

Having double glazed window to front elevation, ceiling light point and central heating radiator

SHOWER ROOM



Having double glazed window to rear elevation, ceiling light point, electric shower, low level wc, pedestal wash hand basin and part tiled walls

GARAGE

15'6" x 6'11" (4.72m x 2.11m)

Having upvc double doors to the front, double glazed access door and window to the rear garden and ceiling light point

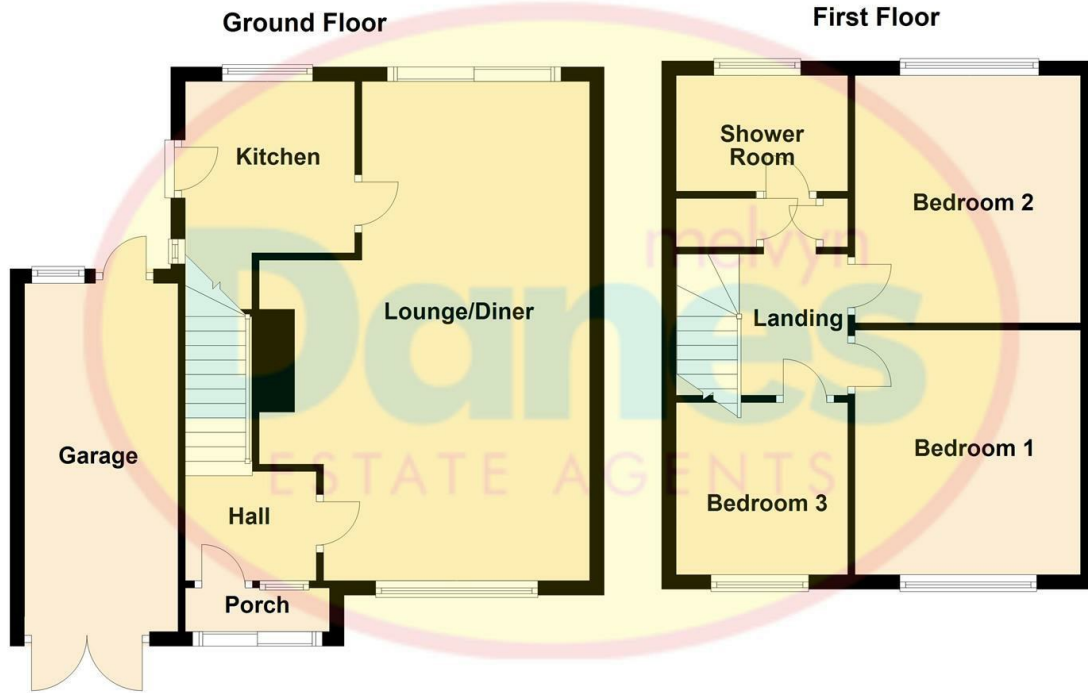
REAR GARDEN



Having paved patio with the rest laid mainly to lawn with shaped borders with an abundance of mature plants and shrubs

Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



LOCATION

Proceed along the A34 Stratford Road towards Hall Green. At Haslucks Green traffic lights bear left to adjoin Haslucks Green Road. At the mini island take the third exit into Colebrook Road. Pass under the railway bridge to the next mini island, going straight over into High Street, taking the third right turn onto Yardley Wood Road and then right onto Oxhill Road where the property can be found on the right hand side.

TENURE

We are advised that the property is Freehold, but as yet we have not been able to verify this.

VIEWING

By appointment only please with the Shirley office on 0121 744 2801.

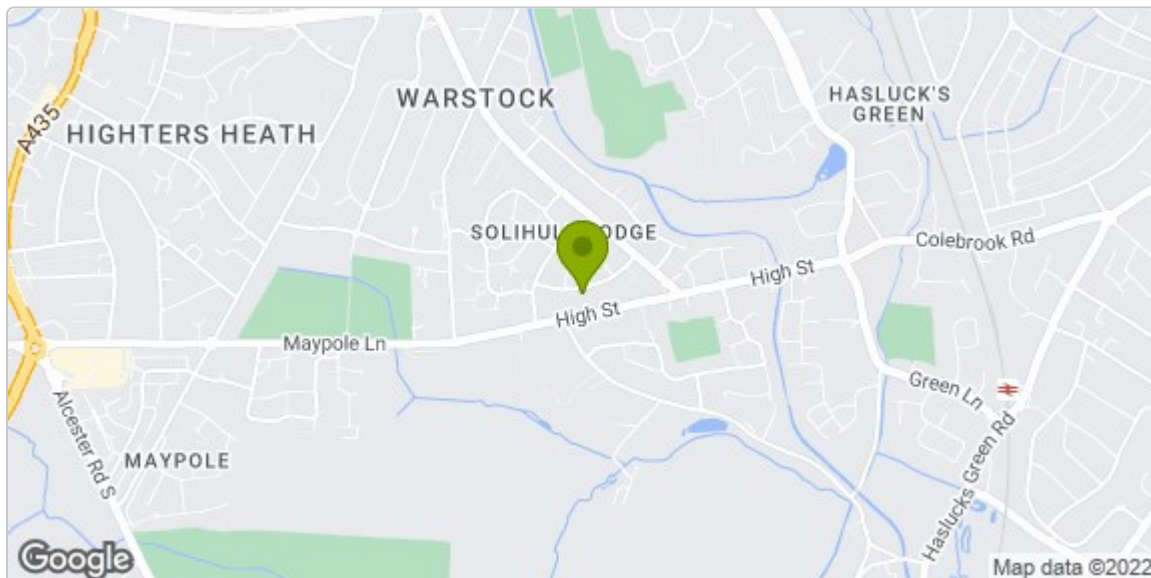
COUNCIL TAX

We are advised that the property is a band C.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	