



Baxters Road, Shirley

Offers Around £285,000

- DRIVEWAY
- HALLWAY
- KITCHEN DINER
- THREE BEDROOMS
- REAR GARDEN
- PORCH
- LOUNGE
- GUEST WC
- BATHROOM
- POPULAR LOCATION

Baxters Road is a pleasant backwater located on the fringes of Shirley and benefitting from being in close proximity to open countryside including the nearby Shirley Park.

The property falls within the catchment area for Light Hall Secondary School which can be found in nearby Stretton Road, with infant schooling being at Woodlands Infant School and junior schooling at Shirley Heath. Also nearby, on the main Stratford Road, you will find Our Lady of the Wayside Roman Catholic Junior and Infant School and in Solihull on Whitefields Road is St Peter's Roman Catholic Senior School, although all education facilities are subject to confirmation from the Education Department.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

An ideal location for this well presented modern town house which sits back from the road behind a tarmac driveway which leads in turn to a UPVC double glazed door which opens to the

PORCH

Having storage cupboard and entrance door leading to

HALLWAY



Having two ceiling light points, two central heating radiators, laminate flooring, coved cornicing to ceiling, stairs rising to first floor landing and doors off to the kitchen diner, guest wc, storage cupboard, rear porch and

LOUNGE

14'0" x 11'4" (4.27m x 3.45m)



Having double glazed bow window to front aspect, ceiling light point, central heating radiator, coved cornicing to ceiling and laminate flooring

KITCHEN DINER

12'0" x 9'10" (3.66m x 3.00m)



Having double glazed window to rear aspect, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, electric oven, four ring gas hob with extractor over, space for fridge freezer, space and plumbing for washing machine and dishwasher, ceiling light point, central heating radiator and tiled floor

GUEST WC

Having double glazed window to side aspect, low level wc, vanity unit with wash hand basin, ceiling light point, coved cornicing to ceiling and laminate flooring

REAR PORCH

Having double glazed door to rear garden

FIRST FLOOR LANDING

Having ceiling light point, access to the loft which has been boarded providing additional storage space and doors off to the storage cupboard, three bedrooms and bathroom.

BEDROOM ONE
14'0" x 11'0" into door recess (4.27m x 3.35m into door recess)



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

BEDROOM TWO
12'2" x 11'0" max (3.71m x 3.35m max)



Having double glazed window to rear elevation, ceiling light point, central heating radiator, coved cornice to ceiling and laminate flooring

BEDROOM THREE
10'0" x 7'7" (3.05m x 2.31m)

Having double glazed window to front elevation, ceiling light point, central heating radiator, coved cornice to ceiling and door to over stair storage cupboard

BATHROOM



Having double glazed window to rear elevation, P shaped bath with thermostatic shower over and glass screen, vanity unit with wash hand basin and low level wc, tiled walls and floor, recessed lights and heated chrome towel rail

OUTSIDE

REAR GARDEN



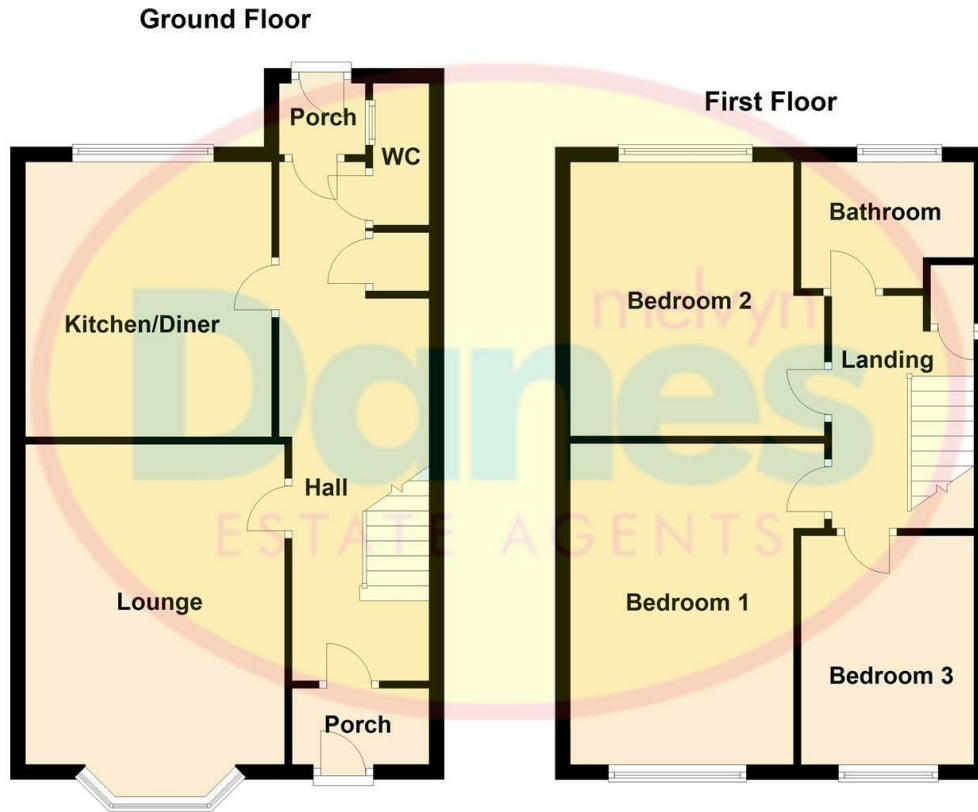
Having paved patio with the rest laid mainly to lawn and having gated access to the rear of the property

GARDEN STORAGE
7'0" x 7'0" (2.13m x 2.13m)

Having ceiling light point and electricity points

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.



TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
50 Baxters Road Shirley
Solihull B90 2RU

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
England & Wales	EU Directive 2002/91/EC	

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