



# Lawnswood Avenue, Shirley

## Offers Around £315,000

- DRIVEWAY
- LOUNGE DINER
- THREE BEDROOMS
- REAR GARDEN
- POPULAR LOCATION
- HALLWAY
- BREAKFAST KITCHEN
- BATHROOM
- NO UPWARD CHAIN
- VIEWING ESSENTIAL



Lawnswood Avenue is located off Yoxall Road, Shirley, set in a residential development this 1950's town house benefits from being close to all local amenities.

Along the A34 Stratford Road there is an excellent choice of shops, business premises, restaurants and pubs which are augmented by the superstores sited on the retail park on Marshall Lake Road.

There are well regarded schools in the area including Our Lady of the Wayside Roman Catholic School, Haslucks Green Junior School, Burman Infant School and we are advised that the property currently falls into Tudor Grange Senior School catchment area, subject to confirmation from the Education Department.

There is a thriving business community in the Shirley area which extends south along the A34 to the Cranmore, Widney and Solihull business parks and on to the Blythe Valley Business Park which is sited on the junction with the M42 motorway which provides access, via its junction with the A45, to The National Exhibition Centre, Birmingham International Airport and Station.

This particular property offers deceptively spacious accommodation that must be viewed to be appreciated. Sitting back from the road behind a front paved driveway that leads to a UPVC double glazed door; which opens to the

### **HALLWAY**

Having ceiling light point, laminate flooring, stairs rising to first floor landing and doors to breakfast kitchen and

### **LOUNGE DINER**

**20'8" x 9'11" (6.30m x 3.02m)**



Having double glazed window to front aspect, double glazed doors to rear garden, two ceiling light points, two central heating radiators and double glazed sliding doors to rear garden

### **BREAKFAST KITCHEN**

**13'6" x 8'11" (4.11m x 2.72m)**



Having double glazed windows to rear and side aspects, a range of wall and base units with work surface over incorporating stainless steel sink and drainer, electric oven, four ring electric hob with extractor over, space for fridge freezer, space and plumbing for washing machine, cupboard housing gas central heating boiler, two ceiling light points, central heating radiator and double glazed door to

### **FIRST FLOOR LANDING**

Having double glazed window to front and side elevation, ceiling light point, loft access and doors off to the three bedrooms and bathroom

### **BEDROOM ONE**

**13'4" x 9'11" (4.06m x 3.02m)**



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



**BEDROOM TWO**  
6'10" x 9'11" (2.08m x 3.02m)



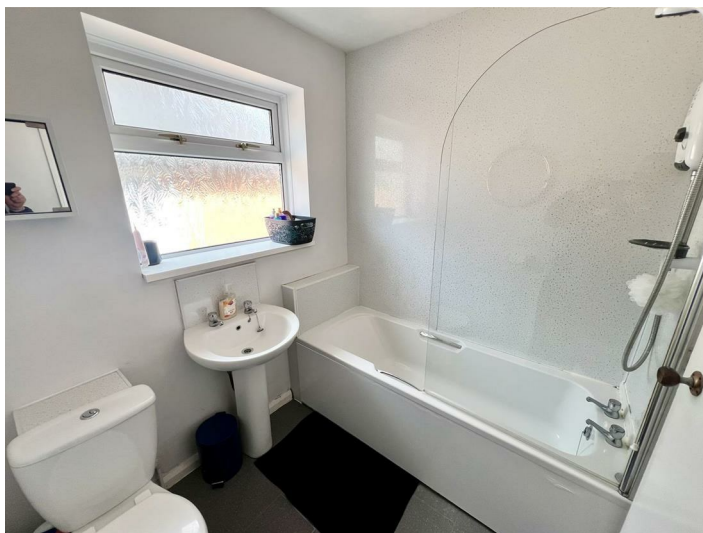
Having double glazed window to front elevation, ceiling light point and central heating radiator

**BEDROOM THREE**  
8'9" into door recess x 9'0" (2.67m into door recess x 2.74m)



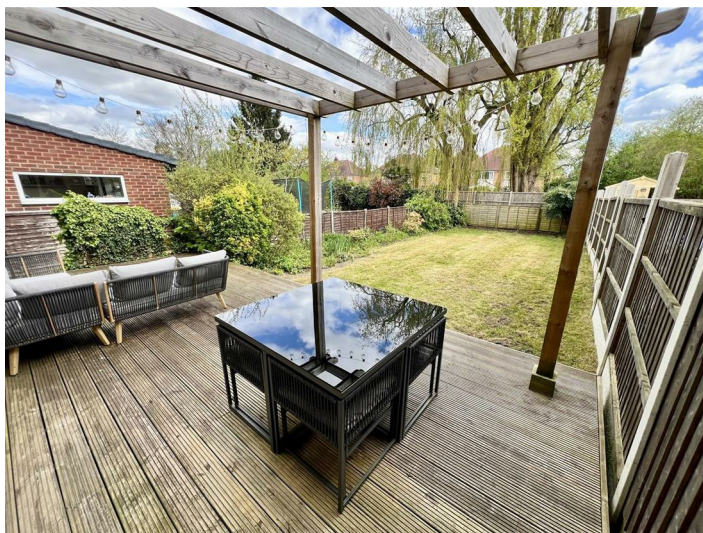
Having double glazed window to rear elevation, ceiling light point and central heating radiator

**BATHROOM**



Having double glazed window to side elevation, panel bath with electric shower over, low level wc, pedestal wash hand basin, ceiling light point and heated chrome towel rail

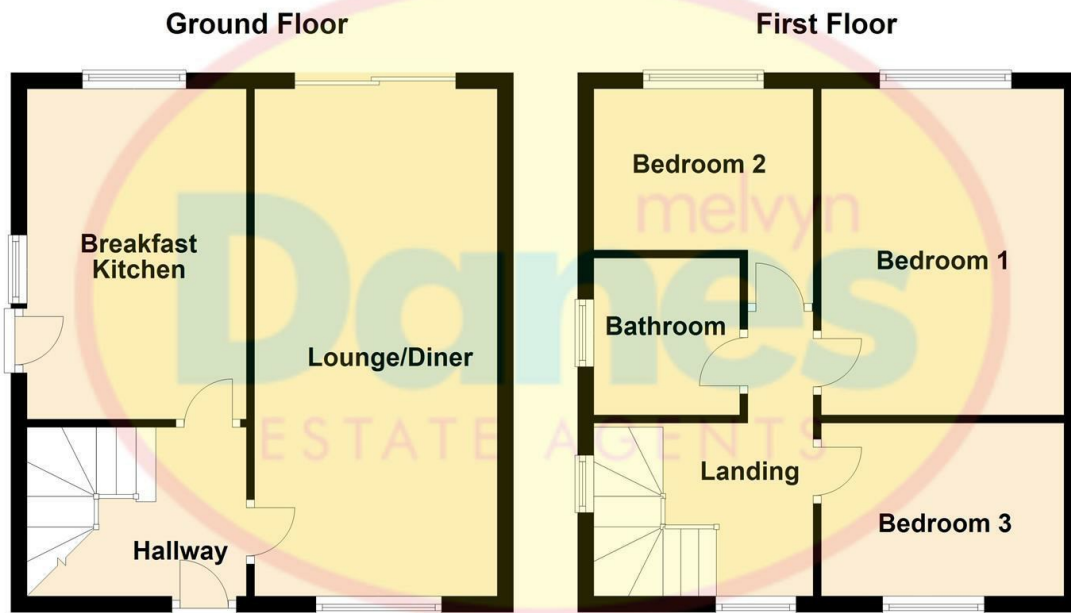
**REAR GARDEN**



Having decked patio with pergola with the rest laid mainly to lawn with gated access back to the front of the property

## 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.



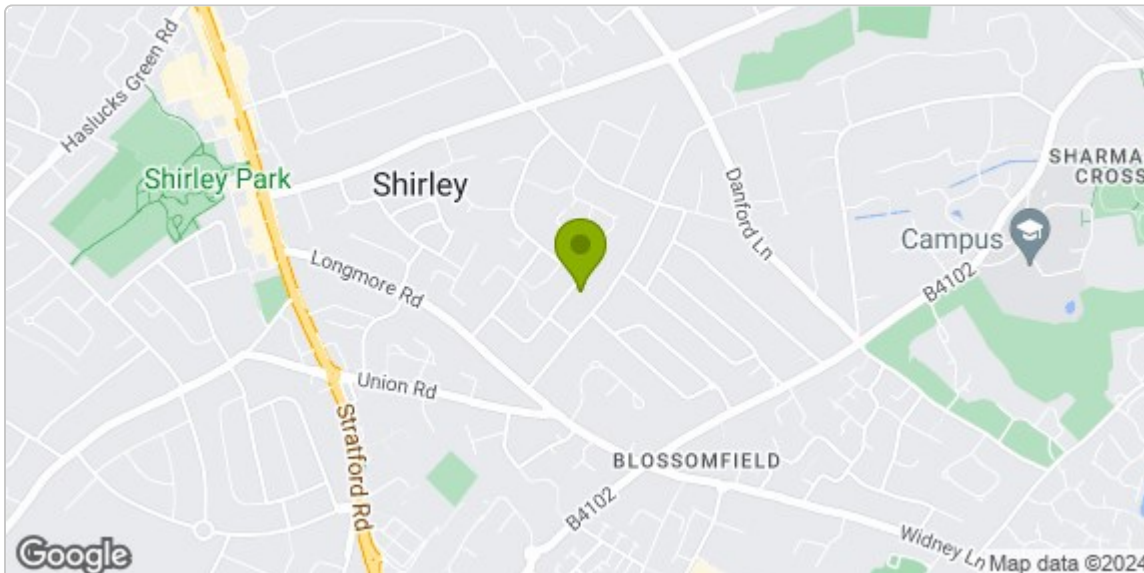
**TENURE:** We are advised that the property is Freehold.

**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:**  
28 Lawnswood Avenue  
Shirley Solihull B90 3QG

**Council Tax Band:** C

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 85        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 67        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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