



# Loxley Avenue, Shirley

**Offers Around £415,000**

- PORCH ENTRANCE
- THROUGH LOUNGE
- FAMILY ROOM
- THREE WELL PROPORTIONED BEDROOMS
- SIDE GARAGE & DRIVEWAY
- RECEPTION HALLWAY
- OPEN PLAN DINING KITCHEN
- UTILITY ROOM WITH WC
- LARGE FAMILY BATHROOM
- DELIGHTFUL REAR GARDEN

Loxley Avenue is a sought after road situated just off Burman Road which leads from Bills Lane. Constructed in the mid 1950's this cluster of similar properties are located in a most convenient position close to the amenities of Shirley, yet in close proximity to woodland, a bridle path and the fisheries along Bills Lane.

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 and Burman Infant School. We are advised that the property currently falls into Light Hall Senior School catchment area. All school catchments are subject to confirmation from the local 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.

A superb location therefore for well maintained family home which is set back from the road behind a block paved driveway with raised slate chipped and planted fore garden. A UPVC double glazed front door opens to the

### **PORCH ENTRANCE**

Having UPVC double glazed windows to the side and front, ceiling light point, tiled flooring and front door opening to the

### **RECEPTION HALLWAY**



Having two wall light points, central heating radiator, staircase rising to the first floor landing, 'Karndean' flooring, understairs storage cupboard and doors opening to the lounge and dining area

### **THROUGH LOUNGE** **18'0" x 12'4" max (8'9" min) (5.49m x 3.76m max (2.67m min))**



Having UPVC double glazed bow window to the front and UPVC double glazed double opening French style doors to the rear garden, two ceiling light points, tow central heating radiators and feature fireplace



### **DINING KITCHEN** **23'6" x 10'0" max (6'0" min) (7.16m x 3.05m max (1.83m min))**



Having UPVC double glazed window to the front, open

access to the family room, door to the side passageway, two ceiling light points, two central heating radiators, 'Karndean' flooring and being fitted with a range of modern wall and base mounted storage units with work surfaces over having inset sink and drainer, gas hob with extractor canopy over, integrated electric double oven, integrated dishwasher and full height appliance space



doors to the rear garden, ceiling light point, central heating radiator, wall light point and 'Karndean' flooring

### **SIDE PASSAGEWAY**

Having door to the front driveway, door to the utility room and door to the garage

### **UTILITY ROOM**

Having UPVC double glazed door to the rear garden, ceiling light point, space and plumbing for an automatic washing machine and door opening to the

### **GROUND FLOOR WC**



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, low level WC and pedestal wash hand basin



### **GALLERIED LANDING**



### **FAMILY ROOM** **11'0" x 9'0" (3.35m x 2.74m)**



Having UPVC double glazed window to the front, wall light point, loft hatch access and doors opening to three bedrooms and bathroom

Having UPVC double glazed windows and double opening

**BEDROOM ONE**  
**12'0" x 10'0" (3.66m x 3.05m)**

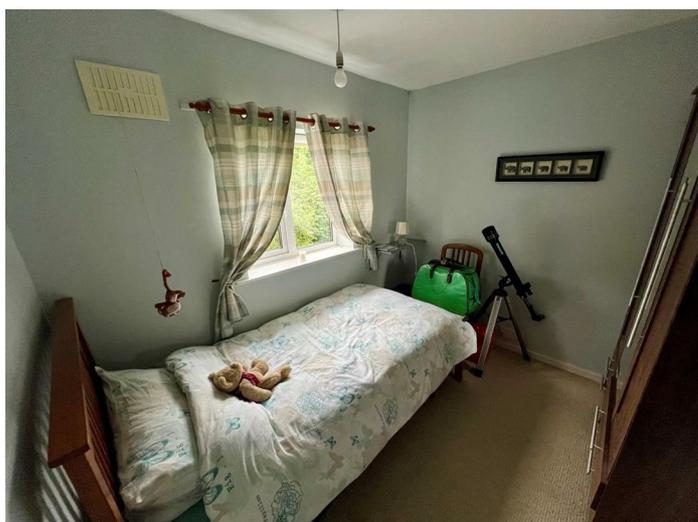


Having two UPVC double glazed windows to the rear, ceiling light point and central heating radiator

**BEDROOM TWO**  
**10'0" x 11'1" (3.05m x 3.38m)**

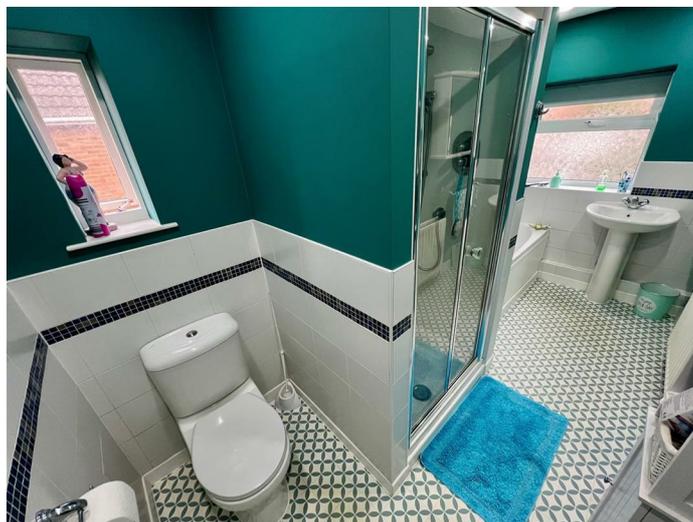
Having two UPVC double glazed windows to the rear, ceiling light point, central heating radiator and built in wardrobes

**BEDROOM THREE**  
**9'0" x 7'10" (2.74m x 2.39m)**

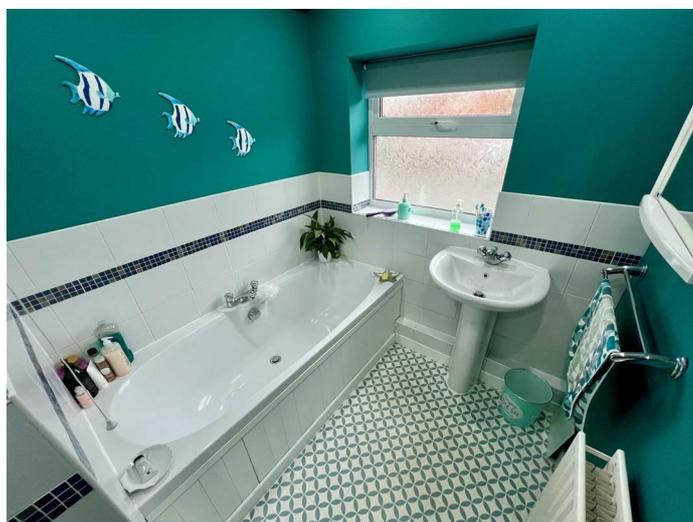


Having UPVC double glazed window to the front, ceiling light point and central heating radiator

**FAMILY BATHROOM**



Having UPVC double glazed windows to the front and side, recessed ceiling spotlights, central heating radiator, panelled bath, pedestal wash hand basin, low level WC and shower enclosure with pivot door



**DELIGHTFUL REAR GARDEN**



Having raised paved patio area, sunken lawn with well stocked shaped borders, garden shed and additional sun catcher patio to the rear



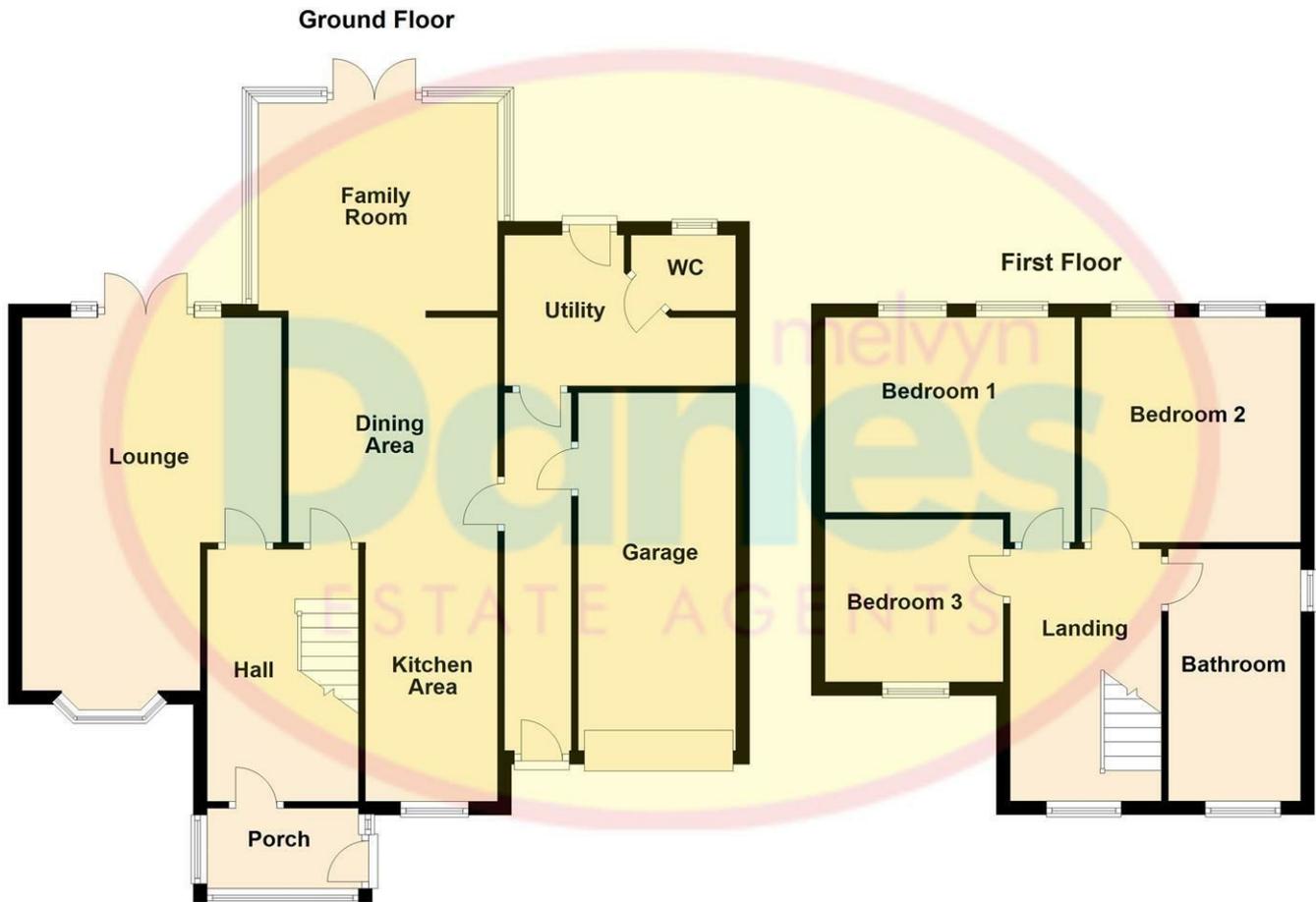
**SIDE GARAGE**

**20'2" x 7'6" (6.15m x 2.29m)**

Having up and over door to the front, light and power

## 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

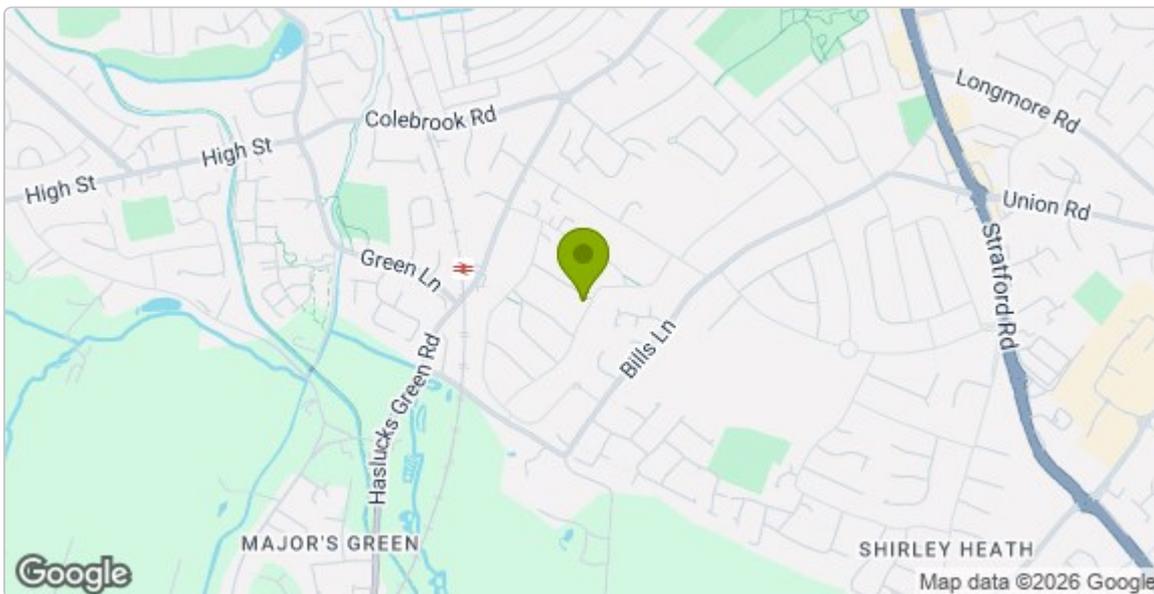
**BROADBAND:** We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 16/01/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likely to have/has limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 16/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**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:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**32 Loxley Avenue Shirley  
Solihull B90 2QF**

**Council Tax Band: D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
		75
	61	
England & Wales		EU Directive 2002/91/EC

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