



Baxters Road, Shirley

Offers Around £229,950

- **PORCH**
- **LOUNGE**
- **GUEST WC**
- **FAMILY BATHROOM**
- **VIEWING ADVISED**
- **HALLWAY**
- **KITCHEN DINER**
- **THREE BEDROOMS**
- **FRONT & REAR GARDENS**
- **NO UPWARD CHAIN**

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

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 hosteries 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 fore garden with paved path which leads in turn to a UPVC double glazed door which opens to the

PORCH

Having storage cupboard and double glazed door to

HALLWAY



Having ceiling light point, stairs rising to first floor landing and doors off to the kitchen diner, storage cupboard, guest wc and

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



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

KITCHEN DINER **12'0" x 10'0" (3.66m x 3.05m)**



Having double glazed window to rear aspect, a range of wall and base units with roll top work surface over incorporating sink and drainer with mixer tap over, space for cooker with extractor over, space and plumbing for washing machine, space for fridge freezer, ceiling light point and central heating radiator

GUEST WC

Having double glazed window to side aspect, low level wc, wall mounted corner wash hand basin, ceiling light point and central heating radiator

FIRST FLOOR LANDING

Having ceiling light point, and doors off to the three bedrooms and bathroom

BEDROOM ONE
14'5" x 9'9" (4.39m x 2.97m)



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

BEDROOM TWO
12'0" x 10'11" (3.66m x 3.33m)



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

BEDROOM THREE
9'9" x 7'7" (2.97m x 2.31m)

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

BATHROOM



Having double glazed window to rear elevation, panel bath with mixer tap and shower head attachment, low level wc, vanity unit with wash hand basin, ceiling light point and central heating radiator

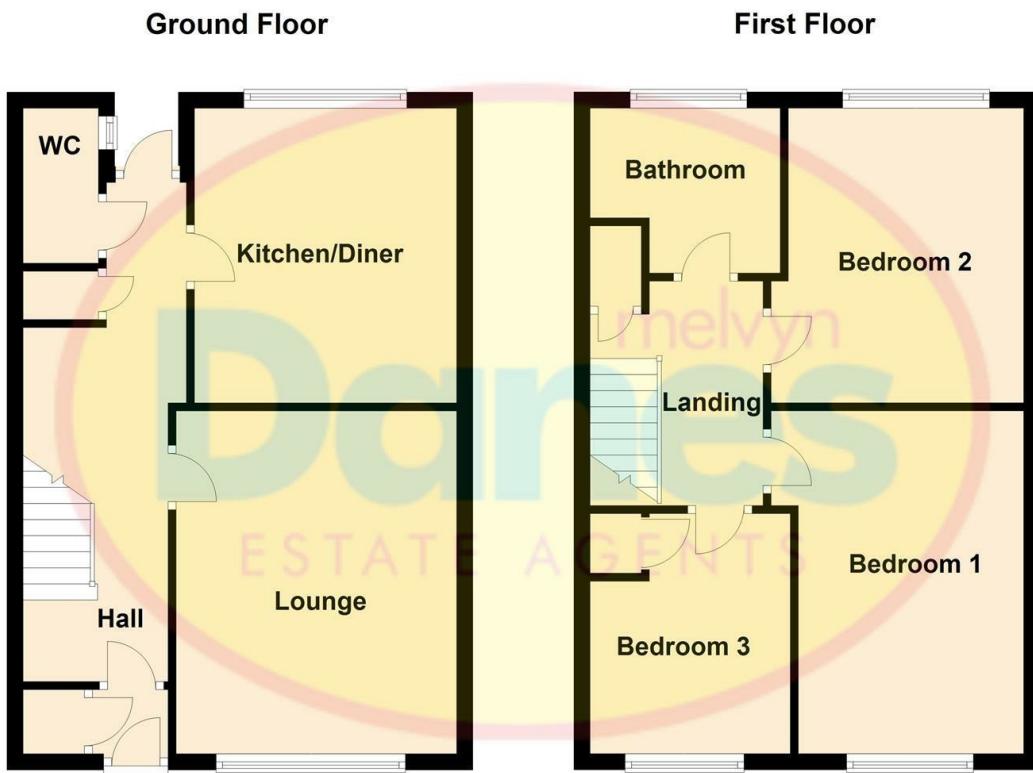
REAR GARDEN



Having paved patio with the rest laid mainly to lawn and having brick built store

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.



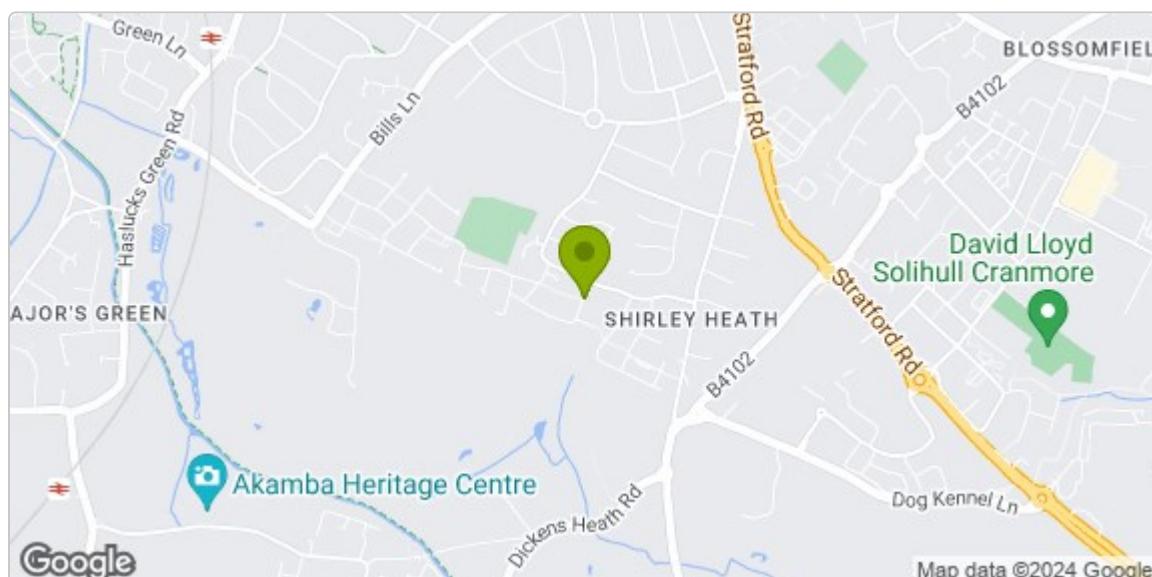
TENURE: We are advised that the property is Freehold.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		69
(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