



melvyn  
**Danes**  
ESTATE AGENTS



Yoxall Road

Shirley

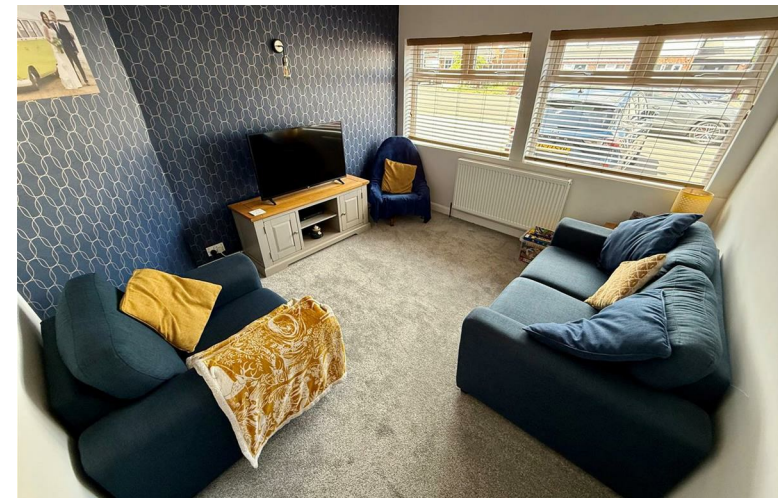
Offers Around £312,000

## Description

Situated in the current Tudor Grange Senior School Catchment this semi detached house is positioned in this most convenient location. There is a small parade of shops in Yoxall Road, with a local convenience store. There are further local shops in Longmore Road and the main A34 Stratford Road in the town centre of Shirley is within one mile's walk of the property. Here one will be spoilt for choice with supermarkets, speciality and convenience stores, restaurants, hostelrys and a thriving business community which extends down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks. Beyond here is the Blythe Valley Business Park which is on the junction of the M42 motorway, approximately three miles from the property. A journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Infant schooling is catered for at nearby Blossomfield Infant School and junior schooling at Shirley Heath School in Coombe Road or Sharmans Cross Junior School in Sharmans Cross Road. In addition there is Our Lady of the Wayside Roman Catholic Nursery, Infant and Junior School on the main A34 Stratford Road, although all education facilities are subject to confirmation from the Education Department.

An ideal location therefore for this deceptively spacious town house that offers well proportioned accommodation that ideally needs to be viewed to be appreciated. The property has off road parking to the fore, a good sized rear garden with a garden room/store that could provide extra accommodation either as a summer house or home office!



**Accommodation**

**FRONT DRIVEWAY PARKING**

**PORCH ENTRANCE**

**RECEPTION HALLWAY**

**LOUNGE**

11'9" x 10'10" (3.58m x 3.30m)

**REFITTED DINING KITCHEN**

19'10" x 12'0" max (8'3" min) (6.05m x 3.66m max (2.51m min))

**FIRST FLOOR LANDING**

**BEDROOM ONE**

12'0" x 11'0" (3.66m x 3.35m)

**BEDROOM TWO**

11'10" x 11'0" (3.61m x 3.35m)

**BEDROOM THREE**

9'6" x 8'5" (2.90m x 2.57m)

**BATHROOM**

**SEPARATE WC**

**REAR GARDEN**

**GARDEN ROOM/STORE**

17'2" x 14'6" (5.23m x 4.42m)



TERMURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 8 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 02/06/2025. Actual service availability at the property or speeds received may be different.

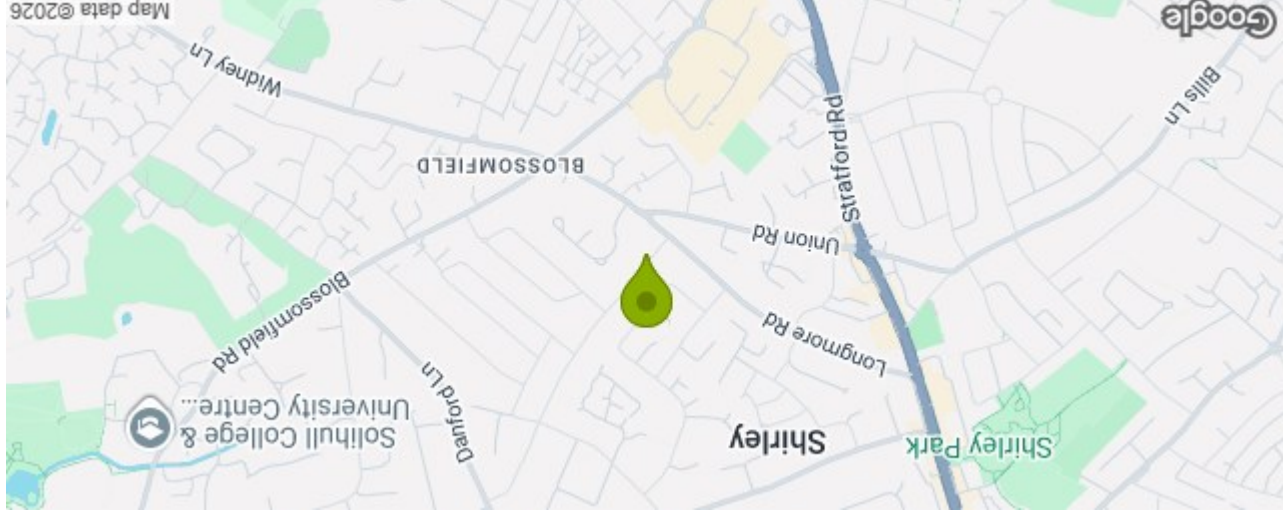
MOBILE: We understand that the property is likely to have limited current mobile coverage (data taken from checker.ofcom.org.uk on 02/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

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.

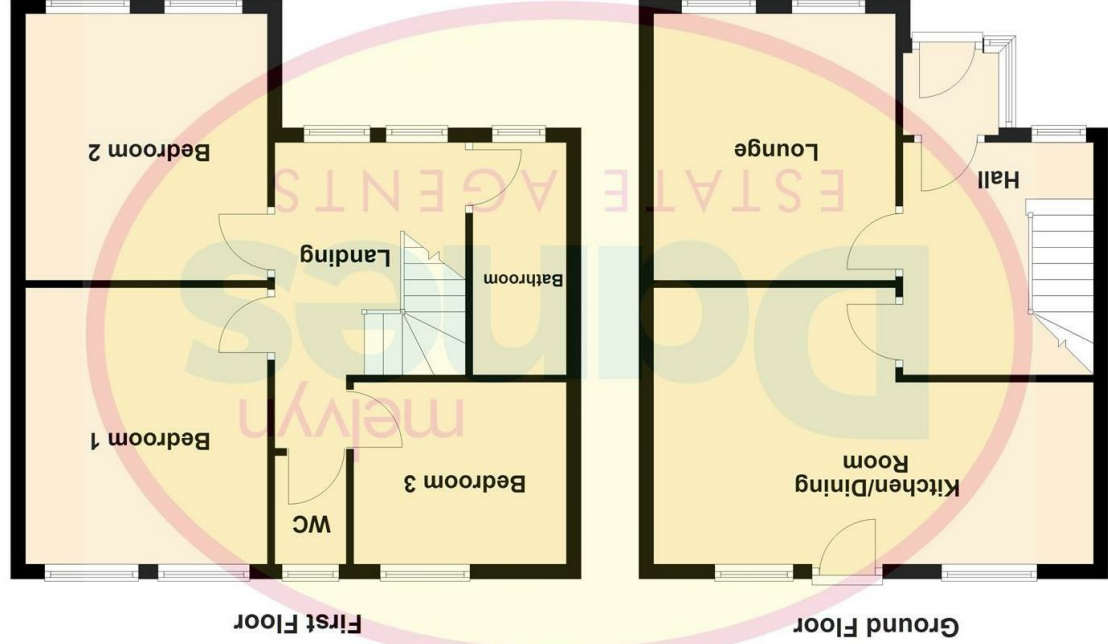
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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 a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92 plus)
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
Current	62
Potential	87
EU Directive 2002/91/EC	

177 Yoxall Road Shirley Solihull B90 3RN  
Council Tax Band: C



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.