



£415,000 Offers In Region Of  
Loxley Avenue, Shirley, Solihull, B90 2QS  
Detached House | 3 Bedrooms | 2 Bathrooms

0121 249 6207

**BLACK & GOLDS**  
REALTY & ESTATE

[www.blackandgolds.co.uk](http://www.blackandgolds.co.uk)





# Step Inside

---

## Key Features

- Three/Four Bedrooms
- Detached
- Living/Dining Room
- Conservatory
- Kitchen to front
- Utility Room
- Downstairs W.C
- Off Road Parking
- Large Rear Garden
- Popular Location

## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this spacious three/four bedroom detached family home situated in Loxley Avenue, B90. Viewings are highly recommended.

## Main Particulars

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this spacious three/four bedroom detached family home situated in Loxley Avenue, B90. Viewings are highly recommended.

### PROPERTY LOCATION

Shirley boasts a vibrant array of retail and leisure amenities. From popular major retail names at Sears Retail Park and Parkgate to independently run outlets along Shirley high street, there's something for everyone. Nearby, residents have easy access to gymnasiums and a selection of large supermarkets, including Waitrose, Asda, Sainsbury's, Aldi, and Tesco.

Food enthusiasts will find themselves spoiled for choice, with a diverse range of culinary experiences within walking distance, from upscale dining establishments to cozy cafes and lively bars. The area is also rich in educational options, with schools like Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy, and Alderbrook School and Sixth Form.

Transportation is convenient with Shirley Train Station nearby, providing services to Birmingham City Centre and Stratford-upon-Avon. Plus, easy access to major motorways like the M42, M40, and M6 ensures seamless travel for residents and commuters alike.

If you are purchasing for investment purposes we feel you would achieve £1350 per calendar month

### Full Details:

Situated in the highly sought-after location of Loxley Avenue, B90, this three/four bedroom detached family residence presents an exceptional opportunity for those looking to create their dream home. While requiring upgrading throughout, this property offers a fantastic canvas to tailor to your personal taste and style preferences.

The ground floor accommodation comprises a kitchen positioned to the front aspect, offering potential for modernization and customization. The living/dining room at the rear provides a versatile space for family gatherings and entertaining, with ample natural light flowing in. Additionally, there's a conservatory, convenient downstairs W.C, a utility room, and a downstairs study/bedroom, offering flexibility to suit your lifestyle needs.

Upstairs, the first floor accommodates three bedrooms, providing ample space for family members or guests. A bathroom and separate W.C complete the first floor layout.

Externally, the property benefits from off-road parking, a garage, and a good-sized rear garden.

Overall, this property presents an exciting opportunity to refurbish and customize a family home in a desirable location, offering the chance to create a space perfectly tailored to your needs and preferences.

Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

The Consumer Protection from Unfair Trading Regulations 2008: Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licenced conveyancer or surveyor.





Telephone: 0121 249 6207

**BLACK GOLDS**

---

[www.blackandgolds.co.uk](http://www.blackandgolds.co.uk)