

**73 Loxley Avenue, Shirley**

Solihull

Offers Over **£450,000**



# 73 Loxley Avenue

Shirley, Solihull

Five-bed detached house in prime Shirley location. Spacious rooms, large garden, driveway, and garage. Great potential for a dream family home. Close to schools and amenities. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Spacious 5-Bedroom Detached Home – Generous proportions throughout, ideal for family living.
- Prime Shirley Location – Situated in one of the area's most desirable residential spots.
- Fantastic Potential – Opportunity to modernise and put your own stamp on the property.
- Driveway and Garage – Ample off-road parking and secure storage.
- Large Kitchen with Lean-To – Practical layout with additional side access.
- Spacious Lounge Leading to Conservatory – Light-filled living space with garden views.
- Additional Craft Room – Flexible space ideal for hobbies or home office.
- Utility Room and Downstairs WC – Added convenience for family living.
- Five Well-Proportioned Bedrooms – Suitable for families or those needing extra space.
- Outstanding Large Garden – A unique selling point, with patio and lawn areas perfect for entertaining or relaxing.







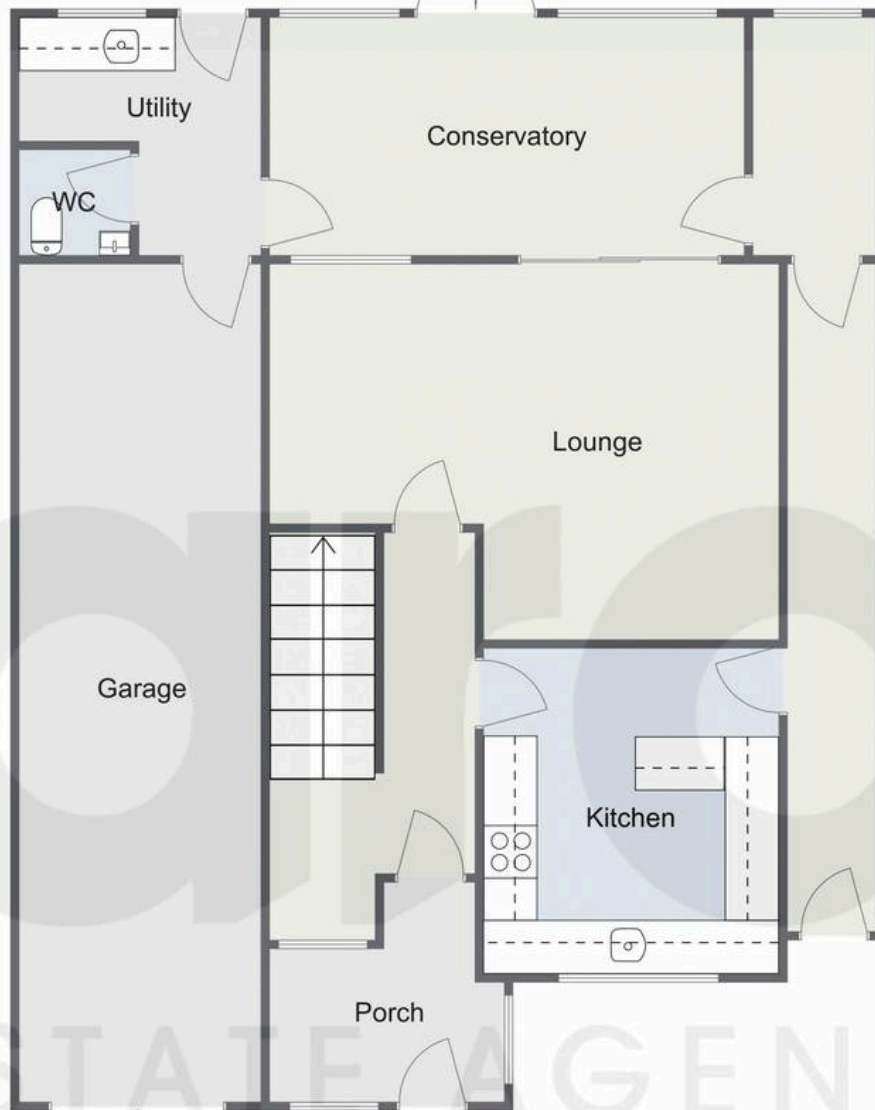


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# Loxley Avenue, Solihull

## Ground Floor



## First Floor



Total Area Approx  
173.4 Sq M  
1866.46 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.





## Arden Estates

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