



**Sandy Hill Road**  
SOLIHULL

**Offers Over**  
**£375,000**





# 3 Bedroom Semi Detached House

## Features.

- FOUR BEDROOMS
- RE-FITTED MAIN BATHROOM AND DOWNSTAIRS SHOWER ROOM
- LOUNGE AND FAMILY ROOM
- GOOD SIZE KITCHEN/DINER PLUS UTILITY ROOM
- REAR GARDEN
- DRIVEWAY
- RECENTLY RENOVATED
- RE-WIRED
- NEW CENTRAL HEATING SYSTEM
- NO UPWARD CHAIN

## Description.

A recently renovated and beautifully presented four bedroom semi-detached house offered with no upward chain, two reception rooms, extended kitchen/diner, two bathrooms and off road parking situated in the desirable location of Shirley, Solihull.

The accommodation which benefits from a recent re-wire and new central heating system plus boiler, in brief, features: - Driveway, Spacious Hallway, Lounge with Feature Bay Window, Further Sitting/Family Room, Extended Kitchen/Diner (awaiting installation allowing the choice of a standard or upgraded kitchen design - options upon completion with a supplement charge of £10,000 for the upgraded kitchen), Utility Room, Downstairs Shower Room, Stairs to First Floor Landing, Master Bedroom with Feature Bay Window, Double Bedroom Two with Storage Cupboard, Bedroom Three, Bathroom with Shower Over Bath, Stairs to Loft Conversion/Double Bedroom Four.

Outside the property enjoys a good sized rear garden with rear access via The Crescent, and additional access plus storage by way of a Lean To.

This home is situated in a popular and convenient location for many of the amenities in Solihull. Within Shirley there are a selection of local shops as well as Doctors, Dentists and eateries nearby. Solihull town centre offers an excellent choice of shopping facilities including Touchwood and John Lewis department store. There is easy road access via the A34 to the M42 motorway, NEC, Birmingham International Airport and train station.



## Room Dimensions.

Hall:

Shower Room: 7' 1" x 3' 11" (2.18m x 1.20m)

Laundry Room: 4' 3" x 3' 11" (1.30m x 1.20m)

Lounge: 18' 2" x 11' 9" (5.55m into the bay x 3.60m)

Family Room: 11' 9" x 10' 1" (3.60m x 3.08m)

Kitchen/Diner: 18' 8" x 15' 7" (5.70m x 4.75m)

Lean To:

Stairs To First Floor Landing

Master Bedroom: 12' 6" x 11' 9" (3.82m into the bay x 3.60m)

Bedroom Two: 12' 11" x 11' 9" (3.95m x 3.60m)

Bedroom Three: 9' 5" x 7' 5" (2.88m x 2.28m)

Bathroom: 7' 8" x 7' 5" (2.35m x 2.28m)

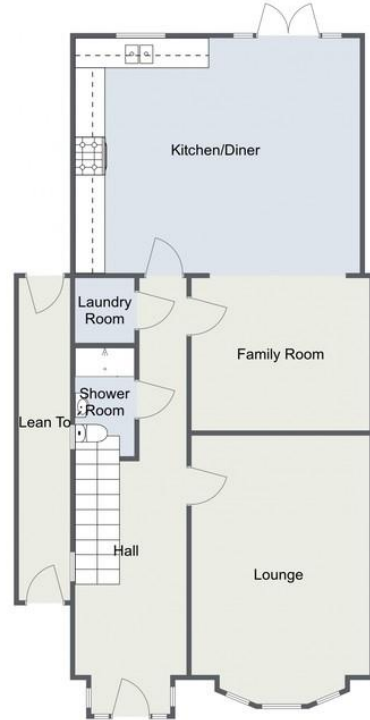
Stairs To Bedroom Four

Bedroom Four: 20' 9" x 17' 4" (6.35m x 5.30m)



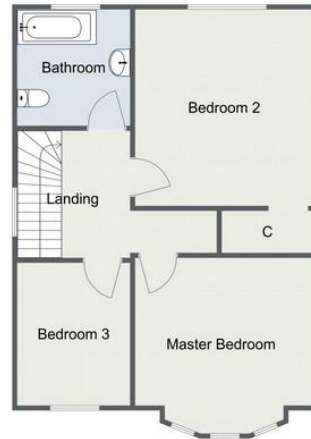
## Sandy Hill Road, Shirley

Ground Floor

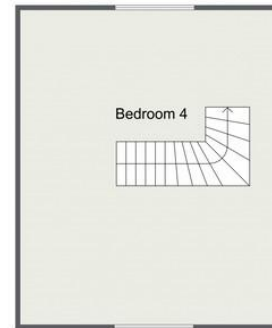


Total Area Approx:  
168.1 sq metres (1809 sq ft)

First Floor



Second Floor



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.

EPC: D

COUNCIL TAX BAND: C

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Shirley office on:

0121 745 5888

Alternatively, you can scan below to view all of the details of this property online.



**Please read the following:** 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 a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

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