

Sandy Hill Road
SOLI HULL

£325,000



Three Bedroom Semi Detached Property

Features.

- THREE BEDROOMS
- MODERN SHOWER ROOM
- DINING ROOM WITH FRONT ASPECT BAY WINDOW
- LOUNGE WITH FEATURE FIREPLACE
- CONTEMPORARY FITTED KITCHEN
- GUEST CLOAKROOM
- OFF ROAD PARKING
- DELIGHTFUL REAR GARDEN
- DESIRABLE LOCATION



Description.

Summary: A wonderful opportunity to purchase a very well maintained three bedroom semi detached property offered with two reception rooms, a contemporary fitted kitchen, off road parking and a generously proportioned rear garden. Situated in the desirable location of Shirley, Solihull.

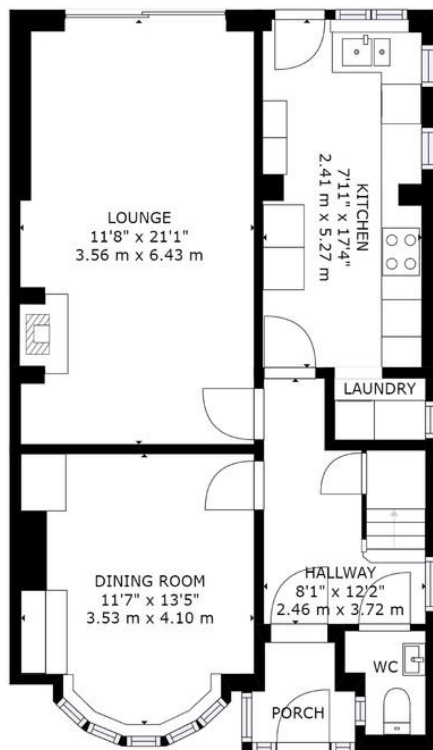
Description: This spacious family home has been beautifully presented with the accommodation briefly comprising:- An inviting entrance hall with built in storage and guest cloakroom, a modern and contemporary kitchen with a range of integrated appliances, access to the rear garden and to a separate utility space. The dining room offers a more formal setting and enjoys a front aspect bay window. The lounge offers a good sized space to relax with a feature log/coal burning fire place and patio doors to the rear garden. A rising staircase leads to the first floor and offers a spacious master bedroom with front aspect bay window and built in wardrobes, a well proportioned second bedroom, a third bedroom of single occupancy and the principle bathroom with a double walk in shower enclose, wash basin and WC.

Outside: The front aspect of the property is approached by a neatly maintained fore garden, off road parking, gated access to the rear and to the main residence via an enclosed porch. The rear garden offers a wonderful outside space to dine or entertain friends and family with a neatly maintained lawn, established boundaries and feature flower beds, several paved seating areas, summer house and storage sheds.

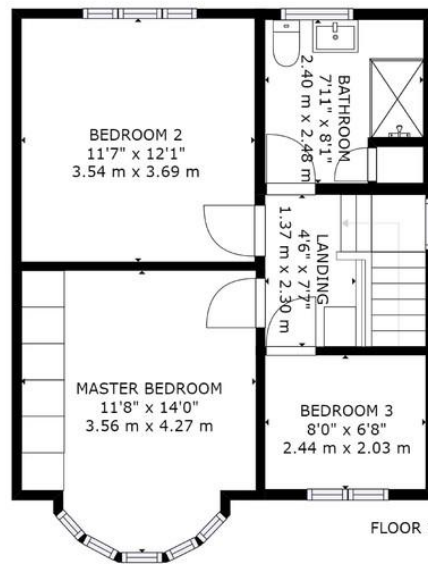
Location: This home is situated in a popular and convenient location for many of the amenities in Solihull. Within Shirley there are a selection of local shops as well as Doctors, Dentists and eateries nearby. Solihull town centre offers an excellent choice of shopping facilities including Touchwood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

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.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 671 sq. ft, 62 m², FLOOR 2: 489 sq. ft, 45 m²
 EXCLUDED AREAS: , PORCH: 22 sq. ft, 2 m²
 TOTAL: 1160 sq. ft, 108 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC: D

COUNCIL TAX BAND: C

TENURE: Freehold

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

0121 745 5888

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



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