

# Sandy Hill Road, B90

PROPERTY ADDRESS  
123 Sandy Hill Road  
Shirley  
B90 2EX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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- Three bedroom semi detached home in the heart of Shirley
- Potential to remodel/extend/renovate \*subject to necessary consents
- Large rear garden
- No onward chain

This property briefly comprises of:

A spacious entrance hall - Welcoming entrance hall with porch and access to kitchen and both reception rooms.

Front reception room (4.11 x 3.56) - Light and spacious reception room with newly carpeted floors and feature fireplace.

Back reception room (3.66 x 3.51)- Light and spacious reception room with freshly carpeted floors and fireplace, feature fireplace and doors leading out onto the garden.

Kitchen (3.61 x 2.54)- Double glazed window and door to side aspect, a range of wall and base units with work surfaces over and sink.  
Bedroom One ( 4.17 x 3.66)- Good size double room with front aspect and newly carpeted floors.

Bedroom Two ( 3.66 x 3.66)- Another spacious double room with rear aspect and newly carpeted floors.

Bedroom Three ( 2.39 x 1.83)- ideal for home office, nursery or bedroom

Bathroom - Large and spacious three piece bathroom, with new flooring and double glazed window.

External - to the front of the property is driveway parking and lawn area. To the rear is landscaped garden with both patio for entertaining and generous lawn.

The property also benefits from a large enclosed rear garden with a shed and detached garage, both with great storage options.

Council tax band: C

\*\*Computer generated images of furniture have been used in some of the photos within these particulars. This is just for illustrative purposes to show the space available and how it may be used\*\*

