



## Sandy Hill Rise

Shirley, Solihull

- A Beautifully Appointed Detached Family Home
- Seven Bedrooms
- Four Reception Rooms
- Detached Double Garage

**£779,950**

Current EPC Rating - 77 (C)  
Current Council Tax Band - G





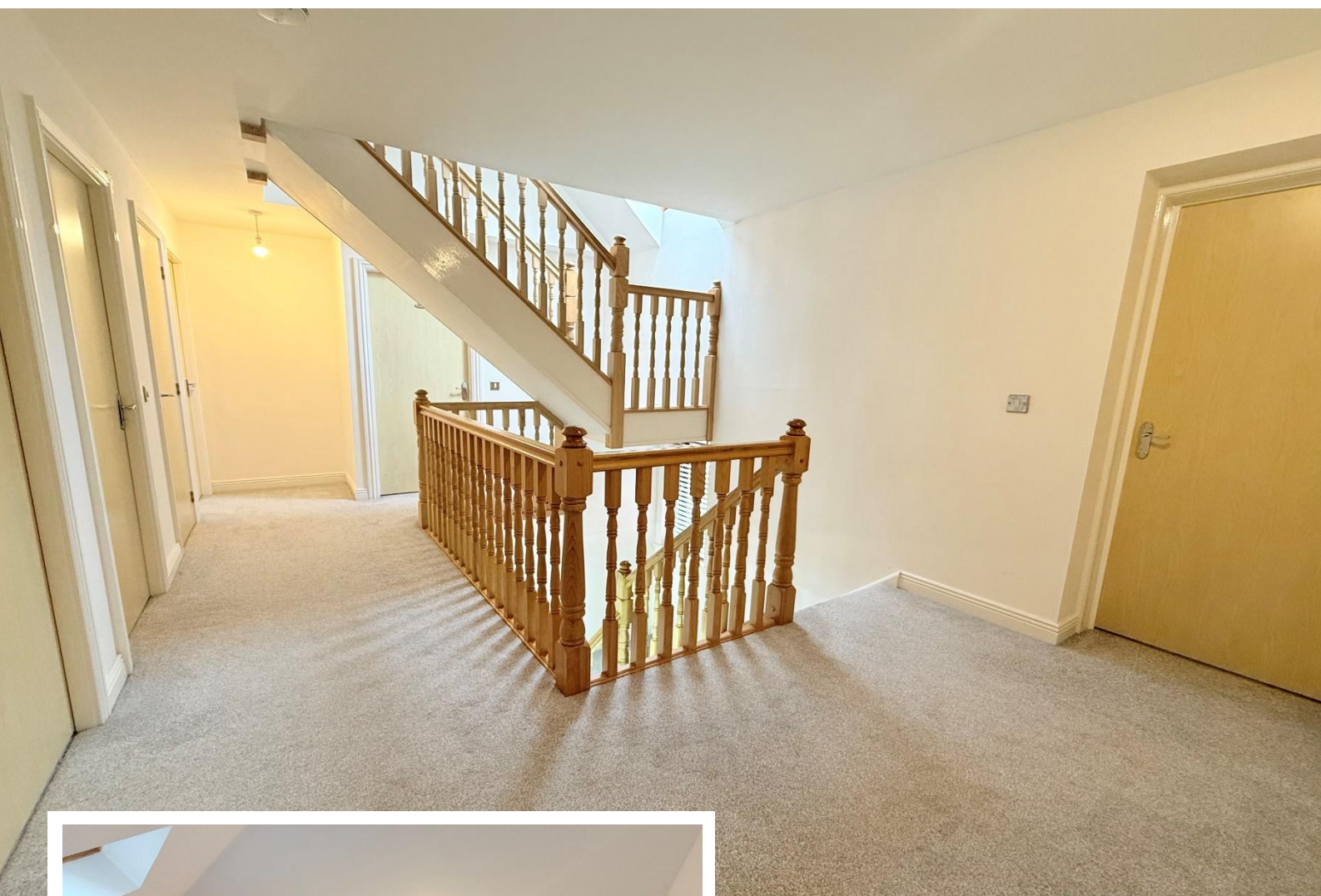


## Property Description

A beautifully appointed seven bedroom detached family home offering spacious entrance hall, dual aspect lounge, home office, snug, dining room, guest WC, superb dining kitchen, utility, five first floor bedrooms, two en suites, family bathroom, loft conversion with two bedrooms and shower room, rear garden and detached double garage

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include 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 to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.





## Rooms & Measurements

Welcoming & Spacious Entrance Hall

Spacious Dual Aspect Lounge - 4.27m x 7.01m (14'0" x 23'0" (into bay)

Home Office to Front - 2.36m x 2.31m (7'9" (max) x 7'7" (max)

Snug to Front - 3.71m x 3.25m (12'2" x 10'8")

Dining Room to Side - 2.95m x 3.68m (9'8" x 12'1")

Dining Kitchen to Rear - 5.08m x 3.89m (16'8" x 12'9")

Utility Room to Side - 3.05m x 1.75m (10'0" (max) x 5'9")

Bedroom One to Rear - 5.18m x 5.61m (17'0" (max) x 18'5" (max)

Four Piece En Suite Bathroom to Side - 3.23m x 2.51m (10'7" (into shower) x 8'3")

Bedroom Two to Front - 3.15m x 4.19m (10'4" x 13'9")

En Suite Shower Room - 2.03m x 1.85m (6'8" x 6'1")

Bedroom Three to Front - 3.53m x 2.79m (11'7" x 9'2")

Bedroom Four to Rear - 3.25m x 2.82m (10'8" x 9'3")

Bedroom Five to Front - 2.64m x 3.12m (8'8" x 10'3")

Four Piece Family Bathroom to Front - 2.21m x 3.1m (7'3" x 10'2")

Bedroom Six to Front - 6.3m x 4.11m (20'8" (max) x 13'6" (max)

Bedroom Seven to Front - 4.6m x 3.51m (15'1" (max to wardrobe) x 11'6" (up to storage)

Shower Room to Rear - 1.65m x 1.91m (5'5" (max) x 6'3" (max)

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – G





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.