



## Sandy Hill Road

Shirley, Solihull

- An Extremely Well Presented & Extended Semi Detached
- Three Bedrooms
- Extended Dining Room
- Modern Extended Kitchen

**OIRO £370,000**

Current EPC Rating - D  
Current Council Tax Band - C





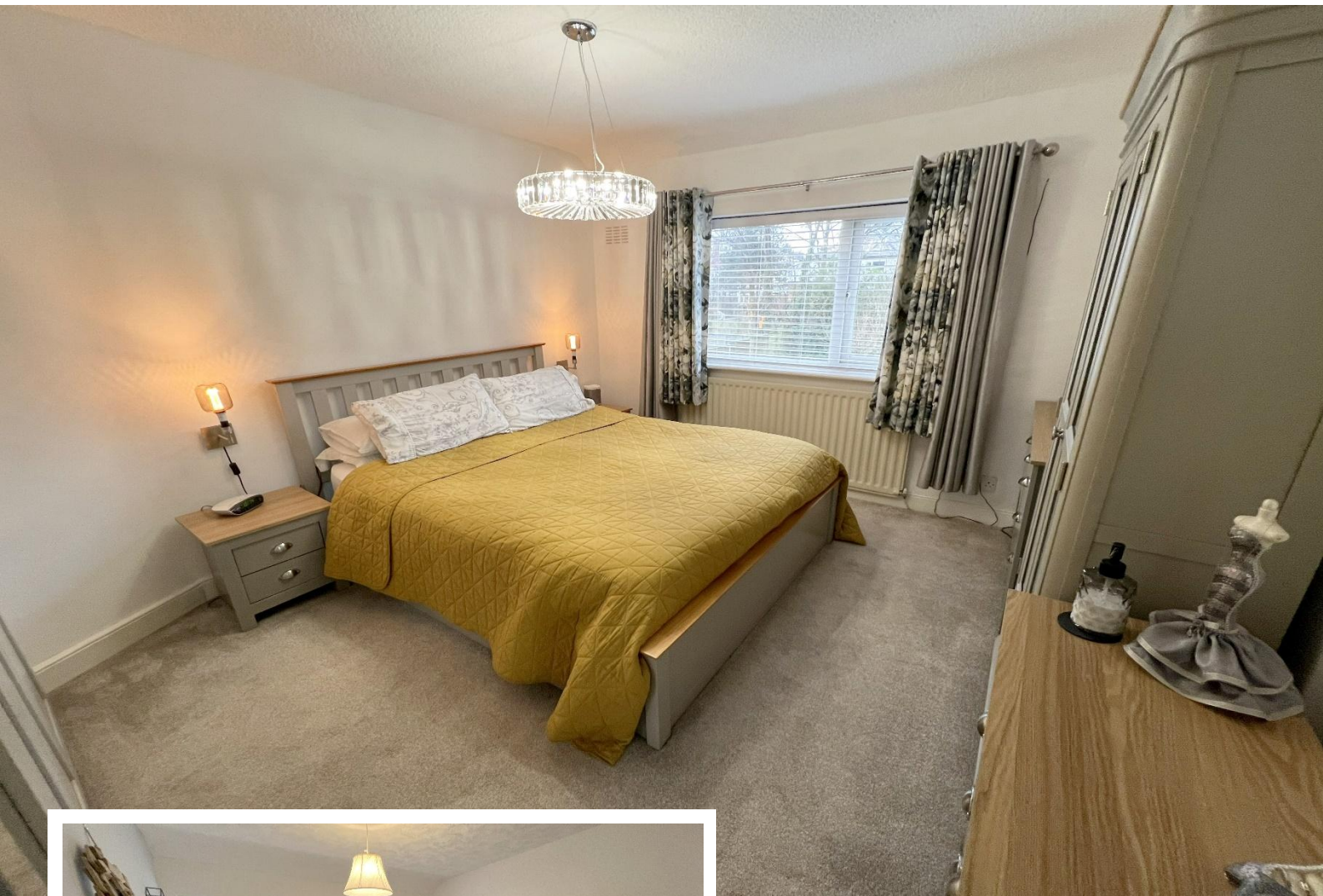


## Property Description

An extremely well presented and extended semi detached property briefly affording three bedrooms, extended lounge, dining room, modern extended kitchen, family bathroom, off road parking and good sized easily maintained private rear garden with garage storage

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

Entrance Hall

Extended Lounge to Front - 6.5m x 3.3m (21'3" (into bay) x 10'9")

Dining Room to Rear - 4.1m x 3.3m (13'5" x 10'9")

Kitchen to Rear - 4.8m x 1.6m (15'8" x 5'2")

Bedroom One to Rear - 4m x 3.3m (13'1" x 10'9")

Bedroom Two to Front - 4.6m x 2.9m (15'1" (into bay) x 9'6")

Bedroom Three to Front - 2.3m x 2.2m (7'6" x 7'2")

Family Bathroom to Rear - 2m x 1.7m (6'6" x 5'6")

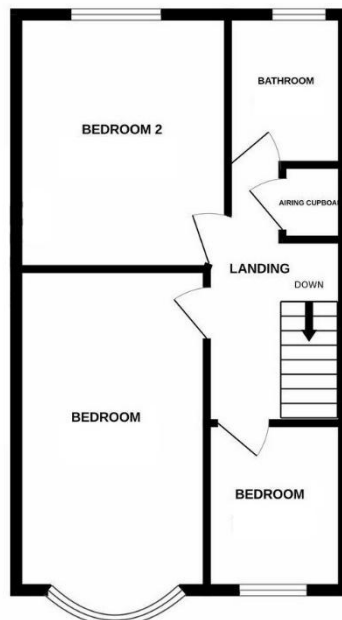
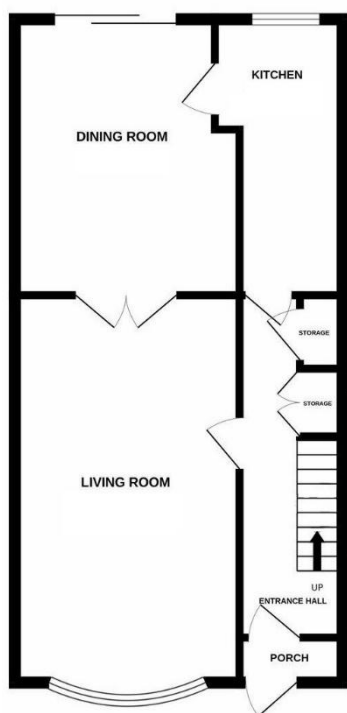
Garage Store - 4.9m x 2.4m (16'0" x 7'10")

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 Nigel Hodges. Current council tax band – C





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