



smarthomes

**Sandy Hill Road**

Shirley, Solihull

- A Beautifully Presented & Extended Semi Detached Family Home
- Three Bedrooms
- Through Lounge/Diner
- Impressive Re-Fitted & Extended Breakfast Kitchen
- Luxury Re-Fitted Four Piece Family Bathroom
- Spacious Utility
- Study

**£375,000**

Current EPC Rating 65 (D)

Current Council Tax Band C





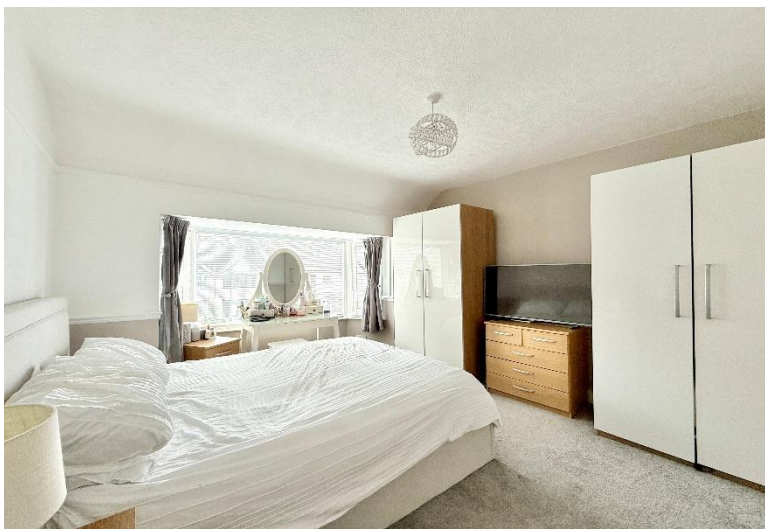


## Property Description

A beautifully presented and extended semi detached family home offering three bedrooms, welcoming entrance hall, through lounge/diner, study, impressive re-fitted & extended breakfast kitchen, spacious utility room, luxury re-fitted four piece family bathroom, good sized rear garden, side garage and off-road parking

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 Entrance Hall

Play Room/Study to Side - 2.34m x 2.34m (7'8" x 7'8")

Through Lounge/Diner to Front - 7.47m x 3.51m (24'6" (into bay) x 11'6")

Impressive Re-Fitted & Extended Breakfast Kitchen - 5.82m x 3.45m (19'1" x 11'4" (max up to cupboards)

Spacious Utility Room - 2.29m x 2.82m (7'6" x 9'3" (max)

Bedroom One to Front - 3.99m x 3.68m (13'1" (into bay) x 12'1")

Bedroom Two to Rear - 3.58m x 3.56m (11'9" x 11'8")

Bedroom Three to Front - 2.18m x 2.36m (7'2" x 7'9")

Luxury Re-Fitted Four Piece Family Bathroom to Rear - 2.31m x 2.44m (7'7" x 8'0")

Side Garage - 4.95m x 2.51m (16'3" x 8'3")

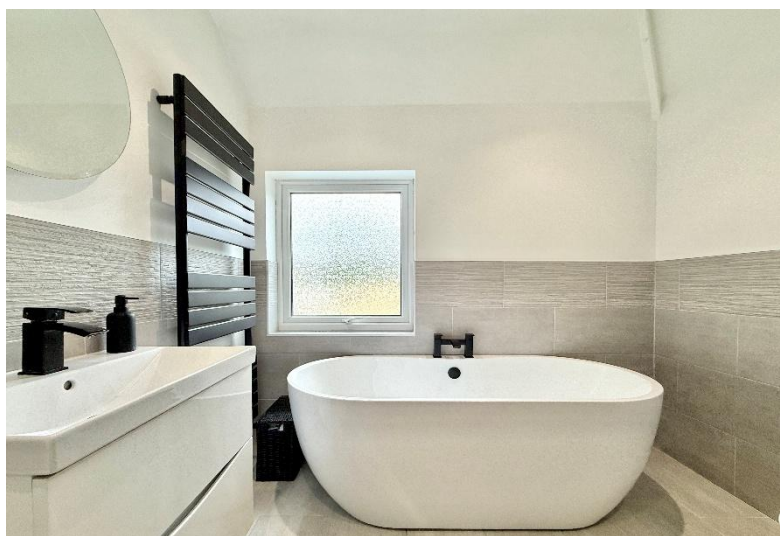
### Tenure

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 – C





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