



Sansome Rise, Shirley SOLIHULL

burchell
edwards



Property Description

Welcome to this elegantly styled three-bedroom mid-terraced property in a vibrant area of Shirley. The entrance up to the property features a driveway with ample space for two vehicles and garage that can be utilised or converted for purpose. Further inside you will find an expansive hallway that leads off to all rooms downstairs and benefits from under stair storage. The lounge is generous in size and has double glazed sliding doors that lead out into the rear garden. The kitchen features plenty of storage and is complete with fitted cooker and hob, there is also a secure double glazed UPVC door that allows convenient access to the rear garden. The rear garden provides plenty of space for entertaining friends and guests and is a sunspot throughout the day and evening. Upstairs is afforded with three generously sized bedrooms that allow natural light and warmth to flood the rooms thanks to the double-glazed windows that are installed. There is also a luxurious family bathroom which is complimented by a free-standing bath with vanity sink and mirror, separate shower cubicle and is also tiled from floor to ceiling which creates a tranquil setting for the room.

Entrance Hallway

Central heating radiator, under stairs storage and door to front elevation.

Lounge

17' x 10' 4" (5.18m x 3.15m)

Double glazed sliding doors to rear elevation, two double central heating radiators and carpet.

Kitchen

13' 4" x 5' 10" (4.06m x 1.78m)

Double glazed door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob, cooker extractor hood, freestanding fridge freezer and central heating radiator.

Bedroom One

12' 10" x 10' 2" (3.91m x 3.10m)
Double glazed window to rear elevation.

Bedroom Two

12' 3" x 10' 2" (3.73m x 3.10m)
Double glazed window to front elevation and
central heating radiator.

Bedroom Three

9' 3" x 9' 3" (2.82m x 2.82m)
Central heating radiator.

Bathroom

Double glazed obscure window to rear
elevation, W.C, freestanding bath, shower
cubicle, vanity sink with mirror, vanity storage.
tiling from walls to ceiling and spotlights.

Rear Garden

Slabbed patio, laid to lawn at rear, storage
shed and BBQ area.

Front Garden

Driveway providing off road parking for one
vehicle.

Garage

15' 3" x 8' 4" (4.65m x 2.54m)
Central heating boiler, power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI207888



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHI207888 - 0002