



32 Sandy Hill Road, Shirley, B90 2EP

£224,950

- No Chain
- Ideal First Time Buy or Investment
- Immaculate Condition
- Two Bedrooms
- Lounge
- Bathroom
- EXTENDED LEASE UPON COMPLETION
- Kitchen

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EXTENDED LEASE UPON COMPLETION. A fantastic opportunity to purchase an immaculate ground floor maisonette that is ideal for Buy to let or first time buyers. The property is located within close proximity to Shirley High Street with a Tesco, Asda and Park Gate Centre on your doorstep. There are two bedrooms, a refitted kitchen and bathroom, a lounge and a low maintenance private rear garden.

2 1 1

Council Tax Band:



Approach
via the front garden leading to the front door

Kitchen

A refitted kitchen that comprises of modern wall and floor base units, some integrated appliances and a door leading to the rear garden

Shower Room

The modern suite benefits from an enclosed shower, sink with vanity unit under, wc and a heated towel rail.

Lounge

Double glazed window to the rear elevation and a central heating radiator

Bedroom One

A double bedroom with a double glazed window to the front and central heating radiator

Bedroom Two

A double bedroom with a double glazed window to the front and central heating radiator

Garden

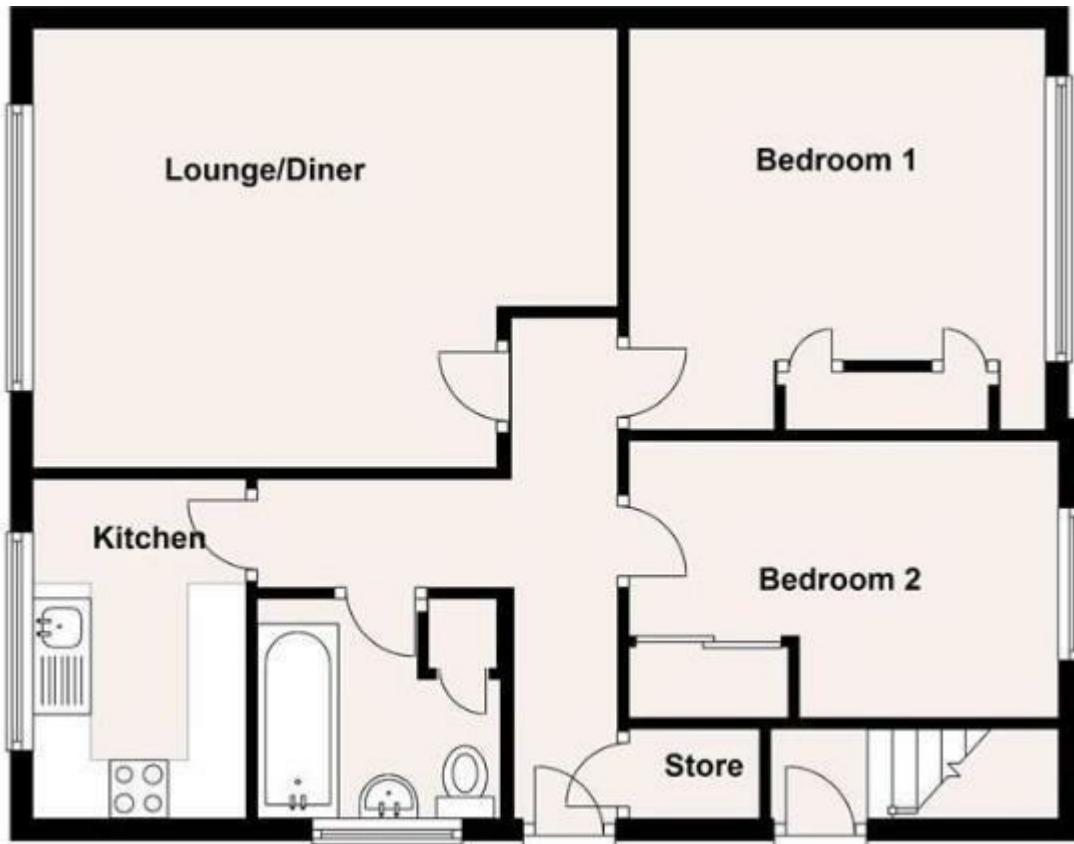
A private rear garden that is slabbed for low maintenance and a shed to the rear



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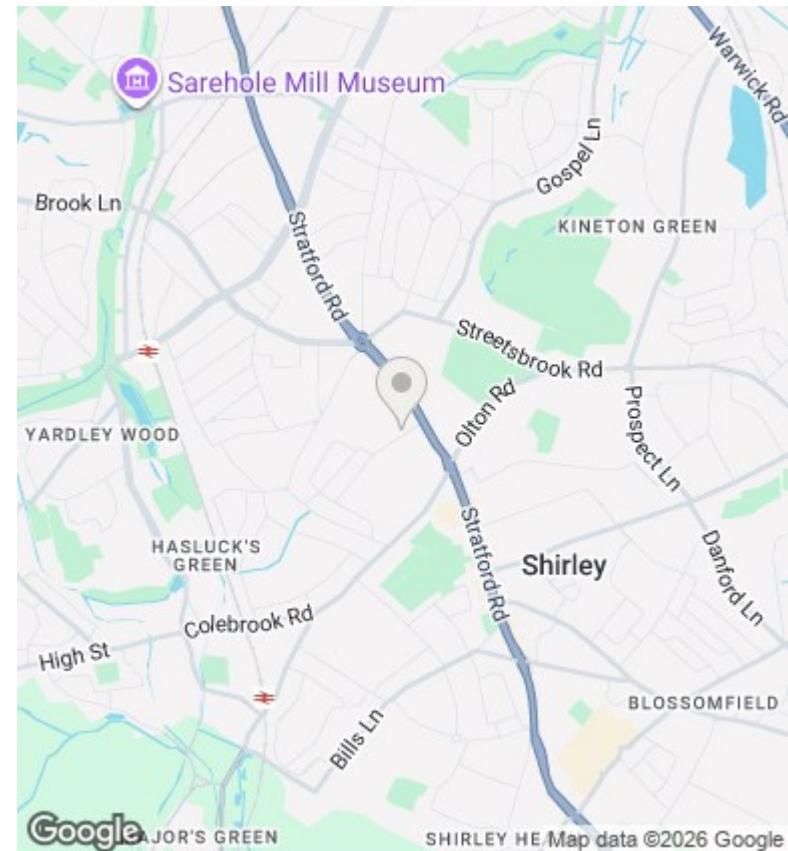


Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band



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