

45 Sandy Hill Road

*Solihull, B90 2ET*







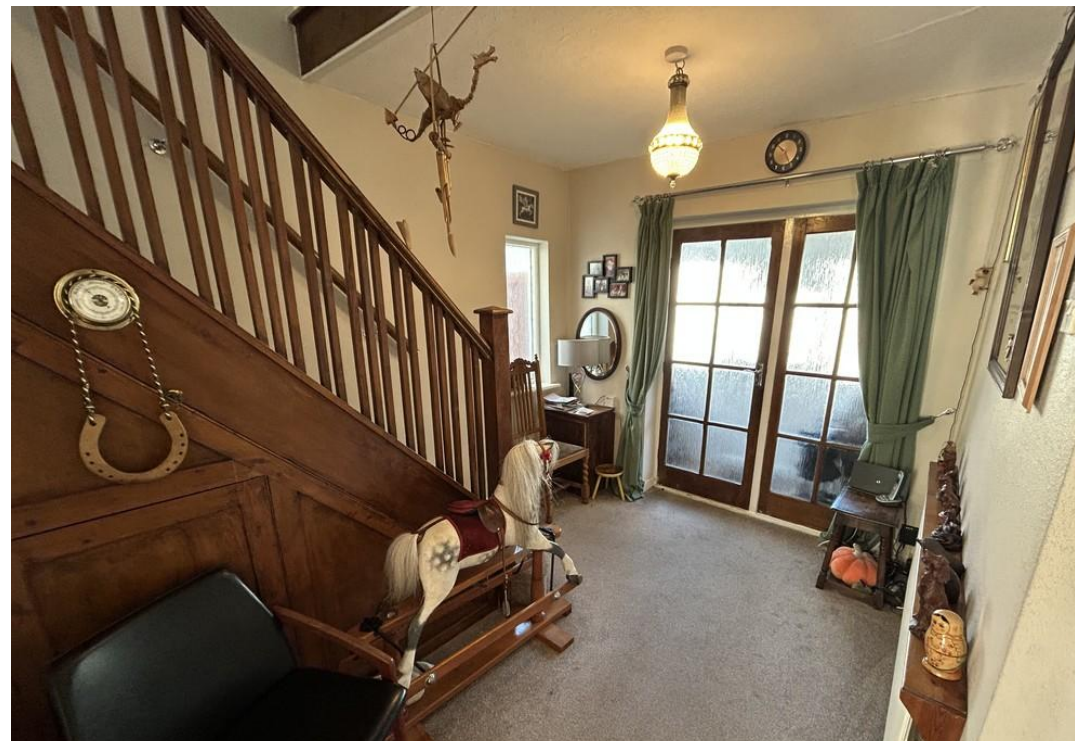


# THREE DOUBLE BEDROOM EXTENDED SEMI-DETACHED RESIDENCE

- Popular and Convenient Location
- Spacious Extended Semi Detached Residence
- CH and UPVC Double Glazing
- Two Reception Rooms
- Three Double Bedrooms
- Ample Forecourt Parking
- Conservatory
- Feature Rear Lawned Garden
- Four Car Modern Garage/Workshop

## ACCOMMODATION

A deceptively spacious three double bedroom extended semi-detached residence situated in a popular and convenient location. Benefitting from gas central heating and UPVC double glazing the property provides good size family living accommodation with some scope for improvements and enhancement. Briefly comprises: Entrance porch, wide reception hall, front reception room, rear spacious lounge, conservatory, kitchen, covered side area/ utility/wc, first floor landing, three spacious bedrooms, large walk-in shower room and separate wc. To the front is a slabbed driveway and to the rear is a substantial feature well stocked enclosed garden, mainly lawned with patio area, leading to a modern purpose-built feature four car garage/ workshop with direct access from The Crescent plus additional parking for several cars in front of it. This property must be viewed to be fully appreciated.





#### ENTRANCE PORCH

UPVC double glazed entrance door.

#### RECEPTION HALL

Wide welcoming reception area. Stairs off.  
Understairs storage.

#### FRONT RECEPTION ROOM

**16' 0" x 10' 9" (4.878m x 3.302m)** Fireplace with real coal fire. Gas points (if required).  
Feature round bay window.

#### EXTENDED LOUNGE

**21' 5" x 10' 10" (6.551m x 3.317m)** Double glazed French doors leading to conservatory.

#### CONSERVATORY

**11' 8" x 11' 9" (3.564m x 3.584m)** A pleasant addition to the house with patio doors.

#### KITCHEN

**18' 4" x 8' 5" (5.611m x 2.569m)** Fitted base and wall cupboard units, stainless steel one and half bowl sink unit with mixer taps. Side door.

#### SIDE COVERED WALKWAY

Covered side passage with utility area and ground floor wc. Access to rear.

#### FIRST FLOOR

##### LANDING

Loft access.

#### MAIN BEDROOM (REAR)

**20' 8" x 10' 11" (6.322m x 3.335m)**

#### BEDROOM TWO (FRONT)

**15' 11" x 9' 8" (4.876m x 2.966m)** Built-in storage cupboards/wardrobe space.  
Feature round bay window.

#### BEDROOM THREE (FRONT)

**9' 11" x 8' 6" (3.044m x 2.604m)** Double bedroom.

#### SHOWER ROOM

**10' 8" x 8' 5" (3.261m x 2.574m)** Large walk-in shower cubicle, inset vanity sink unit, airing cupboard, tiled elevations.

#### SEPARATE WC

Pedestal wash hand basin and low level flush wc.

#### OUTSIDE

##### FRONT

Slabbed driveway

##### REAR

Feature large, enclosed garden with patio area, mainly laid to lawn, herbaceous borders, flower beds, trees, shrubs and rockery.

#### LARGE GARAGE AND WORKSHOP

**28' 1" x 19' 8" (8.584m x 6.011m)** Set at the rear of the plot, this is a particularly striking modern built addition to the property. It is a spacious double width four car garage with roller doors. It enjoys direct vehicular access from The Crescent (to the rear) with additional parking for several vehicles in front of the doors. A superb versatile space for cars and vans.

















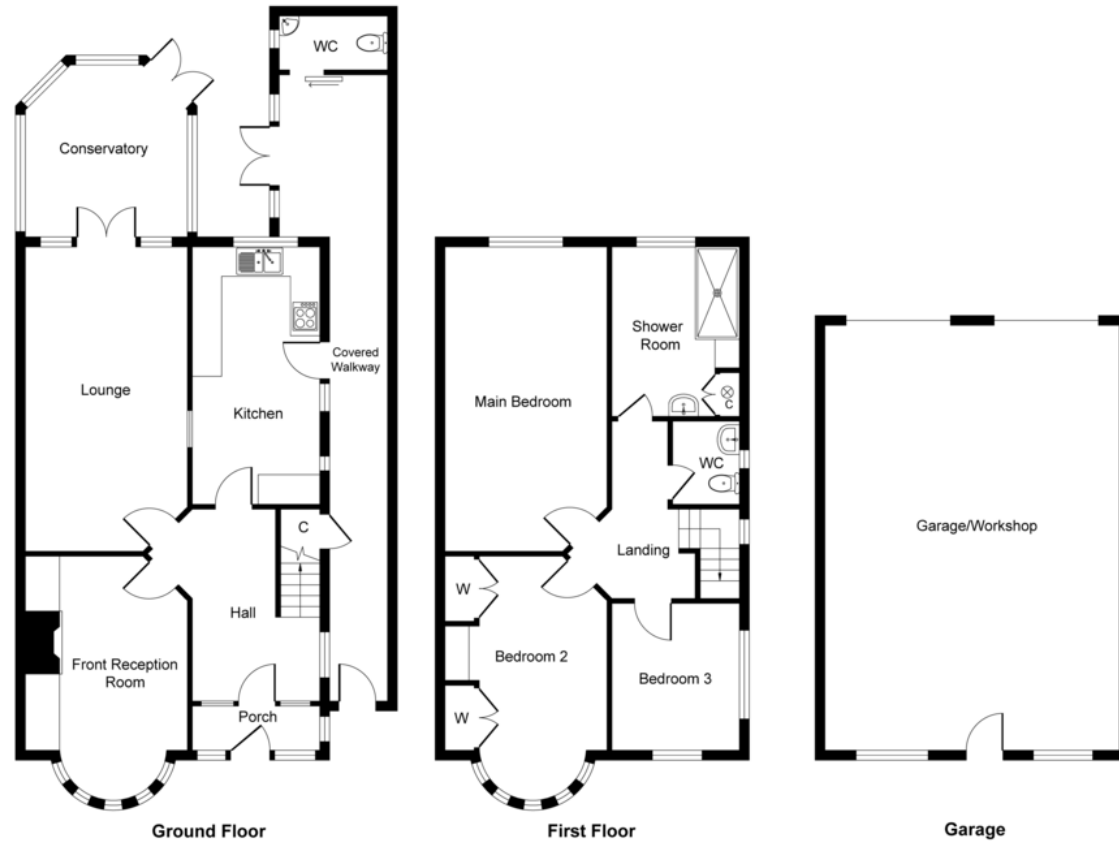
**Offers Over £400,000**

**TENURE:**

We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

**Ruxton Independent Estate Agents & Valuers LLP**

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**Approx. Gross Internal Floor Area 2,291 sq. ft / 212.84 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Floorplan – For identification purposes only



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	86 B