

# Horton & Senate



32 Sandy Hill Road, Shirley, B90 2EP

Offers Over £199,950

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

# 32 Sandy Hill Road, Shirley B90 2EP

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.

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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

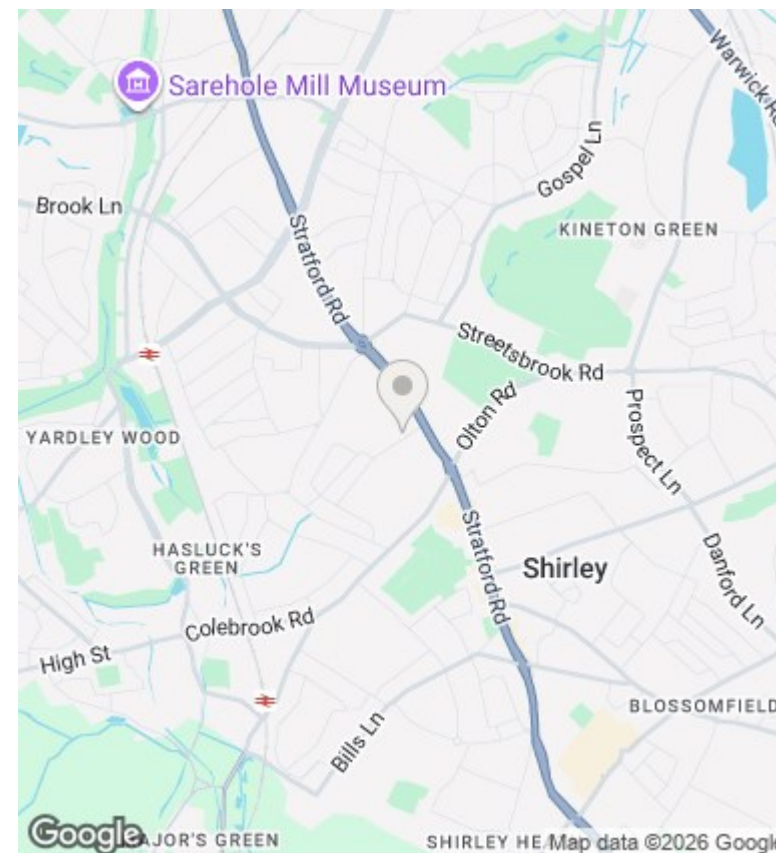
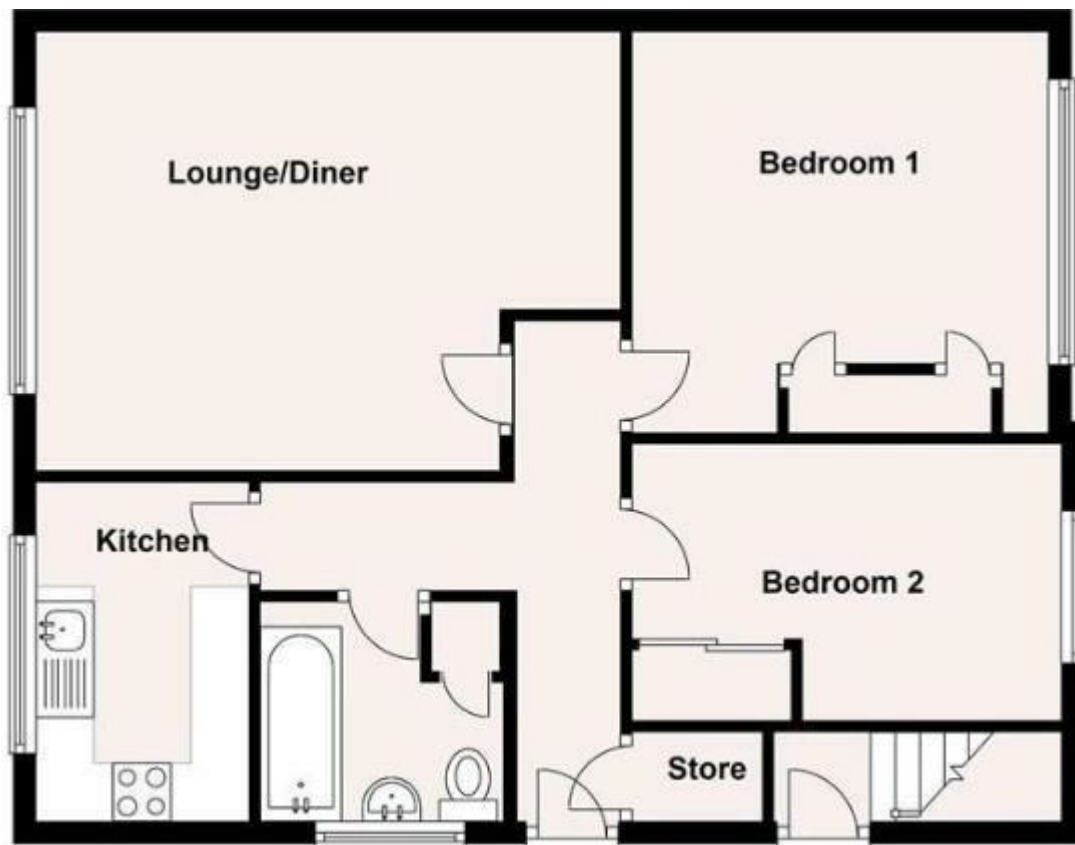
A double bedroom with a double glazed window to the front and central heating radiator

#### Garden

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







### Directions

### Viewings

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

### Council Tax Band

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