smarthomes

Sandy Hill Road

Shirley, Solihull

- A Well Presented Semi-Detached Property
- Three Bedrooms
- Extended Kitchen & Two Reception Rooms
- No Upward Chain

£340,000

Current EPC Rating - D

Current Council Tax Band - C

Property Description

A well presented and extended semi-detached family home benefiting from no upward chain. Offering accommodation comprising two reception rooms, extended kitchen, garden room, guest W.C, three bedrooms, family bathroom, separate W.C, Westerly facing rear garden, rear garage and driveway 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

Reception Room One to Front 4.4m x 3.2m (14'5" x 10'5")

Reception Room Two 4.2m x 3.7m (13'9" x 12'1")

Extended Kitchen to Rear 4.7m x 2.2m max (15'5" x 7'2" max)

Garden Room 2.7m x 1.8m (8'10" x 5'10")

Bedroom One to Front 4.4m x 2.4m (14'5" x 7'10")

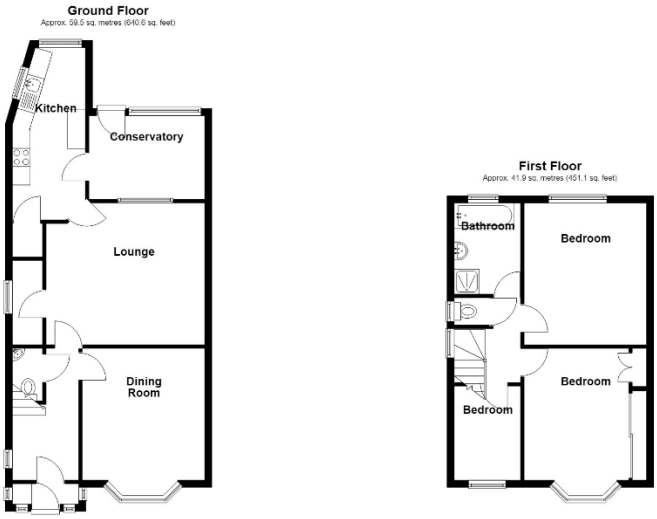
Bedroom Two to Rear 4.2m x 2.9m (13'9" x 9'6")

Bedroom Three to Front 2m x 2m (6'6" x 6'6")

Family Bathroom to Rear 3.2m x 2.1m (10'5" x 6'10")

Rear Garage 4.7m x 2.5m (15'5" x 8'2")

Tenure
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – C



Total area: approx. 101.4 sq. metres (1091.7 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.