



smarthomes

Sandy Hill Road

Shirley, Solihull, B90 2EX

- A Semi Detached Property
- Two Double Bedrooms
- Dining Kitchen
- Utility Room/Garden Room

Offers Over £260,000

EPC Rating - 59

Current Council Tax Band - B





Property Description

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.



The property is set back from the road behind a paved driveway providing off road parking extending to gated access to the side and UPVC obscure double glazed door leading through to

Entrance Hallway

With radiator, stairs leading to the first floor accommodation, laminate flooring, wall lighting and door leading through to

Lounge to Front

12' 5" into bay x 11' 5" (3.8m x 3.5m) With double glazed bay window to front elevation, radiator, ceiling light point, coving to ceiling, laminate flooring, gas fireplace with decorative surround and door leading through to



Dining Kitchen to Rear

15' 1" x 10' 9" (4.6m x 3.3m) Being fitted with a range of high gloss wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, useful under-stairs storage cupboard housing Ideal boiler, radiator, ceiling light points, laminate flooring, double glazed windows to side and rear and double glazed French doors leading through to



Utility/Garden Room

14' 5" x 6' 2" (4.4m x 1.9m) With windows and glazed French doors leading out to the South East facing rear garden, laminate flooring, space and plumbing for washing machine and tumble dryer and wall lighting

Accommodation on the First Floor

Landing

With ceiling light point, obscure double glazed window to side, loft access, exposed floorboards and doors leading off to

Bedroom One to Front

15' 1" max x 10' 9" (4.6m x 3.3m) With double glazed window to front elevation, radiator, laminate flooring and ceiling light point





Bedroom Two to Rear

11' 1" x 8' 6" (3.4m x 2.6m) With double glazed window to rear elevation, radiator, laminate flooring and ceiling light point

Family Bathroom to Rear

7' 10" x 5' 10" (2.4m x 1.8m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls, radiator, exposed floorboards and ceiling light point



Large South East Facing Rear Garden

Being mainly laid to lawn with paved patio, decked terrace, gated side access to driveway, timber shed and fencing to boundaries

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 and 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.