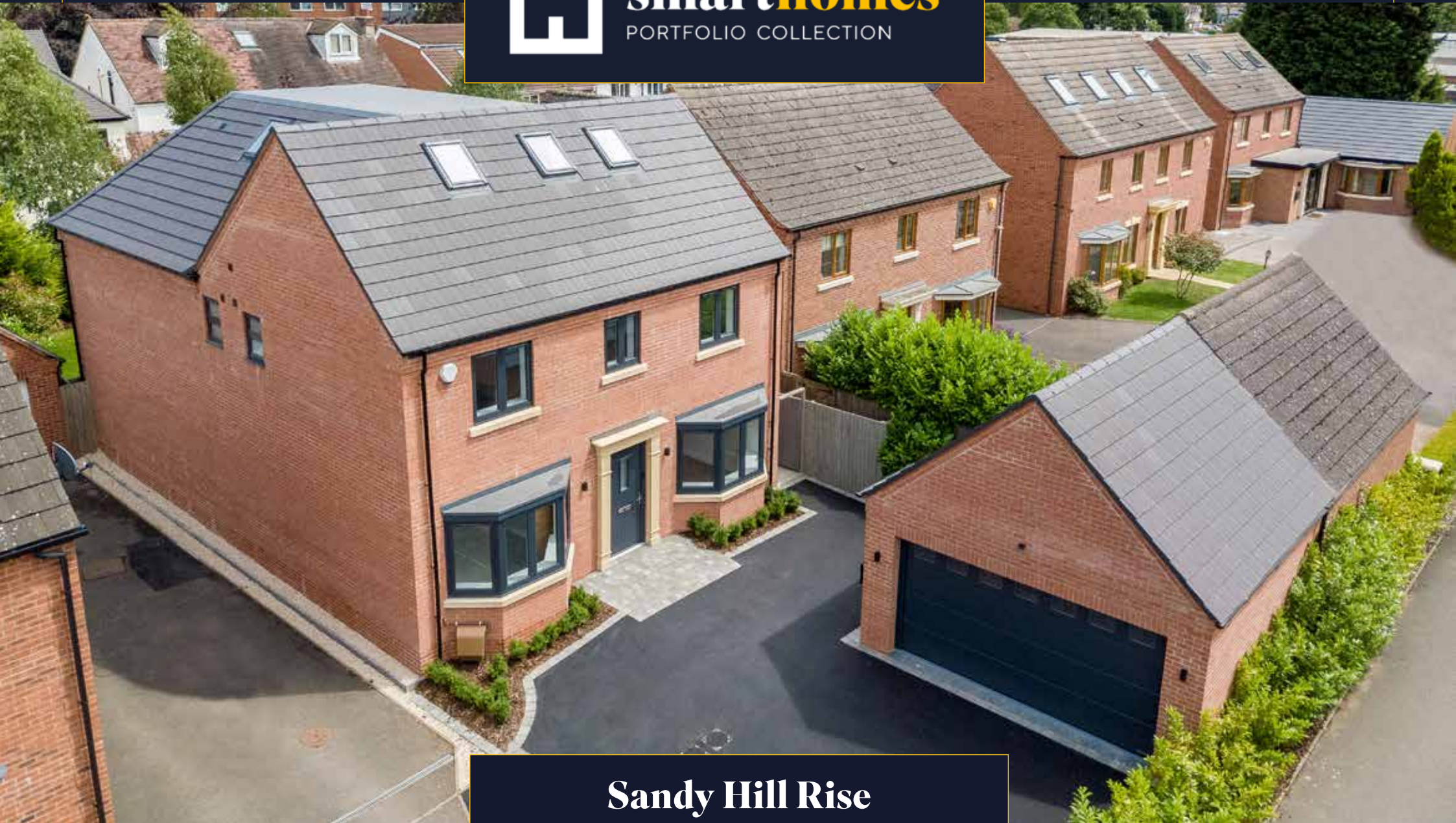




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PORTFOLIO COLLECTION



Sandy Hill Rise
Shirley

**A stunning newly constructed detached
six bedroom family home finished to an
exacting standard**



Smart Homes are delighted to offer this stunning newly constructed detached family home finished to an exacting standard. The property benefits from a 10 year builders warranty and offers spacious accommodation comprising a welcoming entrance hallway, formal lounge, study, magnificent open plan family kitchen/diner with bi-fold doors, second kitchen/utility room, guest W.C, master bedroom with dressing room and luxury en-suite shower room, guest bedroom with luxury en-suite shower room, four further spacious double bedrooms, luxury family bathroom and shower room, landscaped rear garden, detached double garage and ample driveway parking with EV charger.

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 block edged tarmac driveway providing ample off road parking with planted shrub borders and extending to a composite front door leading into

Welcoming Entrance Hallway

With ceiling spot lights, porcelain tiled flooring with under floor heating, staircase with glass balustrade leading to the first floor accommodation and oak door leading off to

Formal Lounge to Front

22' 11" x 10' 8" (6.99m x 3.25m)

With UPVC double glazed bay window to front elevation, wall and ceiling light points, USB chargers and under floor heating

Study to Front

13' 5" x 9' 5" (4.09m x 2.87m)

With UPVC double glazed bay window to front elevation, oak herringbone flooring with under floor heating, USB chargers and ceiling spot lights

Magnificent Open Plan Family Kitchen/Diner

27' 2" x 20' 7" (8.28m x 6.27m)

Being fitted with a luxury range of shaker style wall, base and drawer units with a marble work surface over incorporating an inset sink and drainer unit with mixer tap over, further incorporating an induction hob with concealed extractor over. Eye level Bosch oven and grill, integrated Bosch microwave oven, integrated larder fridge and freezer and integrated dishwasher. Central island incorporating breakfast bar, media wall with hard wiring for wall mounted TV and a feature floating log effect gas fire, porcelain tiling to floor with under floor heating, ceiling spot lights and light points, powder coated double glazed bi-fold doors leading to rear garden and oak door to

Second Kitchen/Utility Room

10' x 8' 9" (3.05m x 2.67m)

Being fitted with a range of wall and base units with a marble effect work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a Bosch 4 ring gas hob with Bosch extractor hood over. Freestanding washing machine and tumble dryer and a bespoke larder unit housing a pressurised water tank, gas central heating boiler and under floor



heating manifold. Under floor heating, ceiling spot lights and an obscure double glazed door to side

Luxury Guest W.C

6' 7" x 3' 11" (2.01m x 1.19m)

Being fitted with a luxury white suite comprising a low flush W.C and vanity wash hand basin. Obscure UPVC double glazed window to side, porcelain tiling to full height and floor with under floor heating and ceiling light point

First Floor Landing

With a UPVC double glazed window to front elevation, ceiling spot lights, feature vertical radiator, staircase with glass balustrade leading to the second floor accommodation and oak door leading off to

Bedroom One to Rear

15' 6" x 12' 2" (4.72m x 3.71m)

With two UPVC double glazed windows to rear elevation, radiator, wall and ceiling light points, USB chargers, hard wiring for wall mounted TV and oak door to

Dressing Room

10' 9" x 7' 4" (3.28m x 2.24m)

With ceiling light points, wall mounted radiator and oak door to

Luxury En-Suite Shower Room to Side

Being fitted with a luxury white suite comprising of a large shower enclosure with over head monsoon soaker, contemporary floating wash hand basin and a low flush W.C. Illuminated mirror, bespoke recessed shelving, chrome heated towel rail, porcelain tiling to full height and floor, ceiling spot lights and an obscure double glazed window to the side elevation

Bedroom Two to Front

11' 7" x 10' 8" (3.53m x 3.25m)

With a UPVC double glazed window to front elevation, radiator, USB chargers and ceiling light point and oak door to





Luxury En-Suite Shower Room to Side

Being fitted with a luxury white suite comprising of a large shower enclosure with over head monsoon soaker, contemporary floating wash hand basin and a low flush W.C. Bespoke recessed shelving, chrome heated towel rail, porcelain tiling to full height and floor, ceiling spot lights and an obscure double glazed window to the side elevation

Bedroom Three to Rear

16' 5" x 11' 3" (5m x 3.43m)

With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Four to Front

14' 7" x 9' 4" (4.44m x 2.84m)

With double glazed window to front elevation, radiator, USB chargers and ceiling light point



Luxury Family Bathroom to Side

Being fitted with a luxury white suite comprising of a large walk in shower with over head monsoon soaker, bathtub with centralised taps and shower attachment, contemporary floating wash hand basin and a low flush W.C. Bespoke recessed shelving, illuminated mirror, chrome heated towel rail, porcelain tiling to full height and floor, ceiling spot lights and an obscure double glazed window to the side elevation

Second Floor Landing

With a double glazed Velux roof window to front elevation, ceiling spot lights and oak door to

Bedroom Five

11' 6" x 8' 11" (3.51m x 2.72m)

With two double glazed Velux windows to side elevations, radiator, USB chargers, ceiling spot lights and oak door leading to

Storage Room

18' 10" x 4' 6" (5.74m x 1.37m)

With ceiling light point

Bedroom Six

16' 6" x 10' 10" (5.03m x 3.3m)

With two double glazed Velux windows to front and side elevations, radiator, USB chargers and ceiling spot lights

Luxury Shower Room

Being fitted with a luxury white suite comprising of a corner shower enclosure with overhead monsoon soaker, contemporary floating wash hand basin and a low flush W.C. Illuminated mirror, chrome heated towel rail, porcelain tiling to full height and floor, ceiling light point and two double glazed Velux windows to front and side elevations

Landscaped Rear Garden

Being mainly laid to lawn with a porcelain patio area, gated side access, external lighting and panelled fencing to boundaries

Detached Double Garage

17' 11" x 17' 2" (5.46m x 5.23m)

Being plastered throughout with an automated up and over door for vehicular access, eaves storage and ceiling light point

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 - Awaiting valuation







Floorplans

General Information

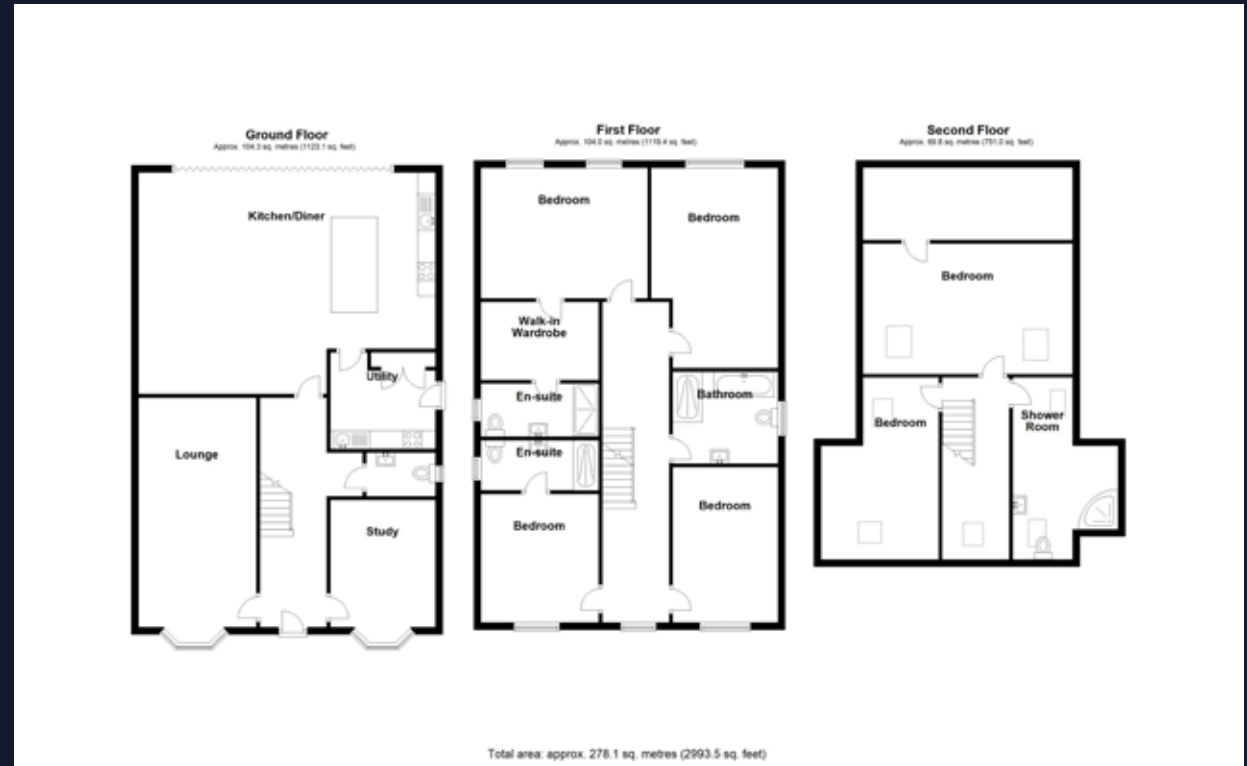
Agents Note

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to smarthomes Portfolio Collection and under no circumstances are to be reproduced by a third party without prior permission.

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We will appreciate your co-operation in fulfilling our requirements to comply with anti money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, smarthomes Portfolio Collection as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.

Energy Efficiency Rating



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