



smarthomes

## Sandy Hill Road

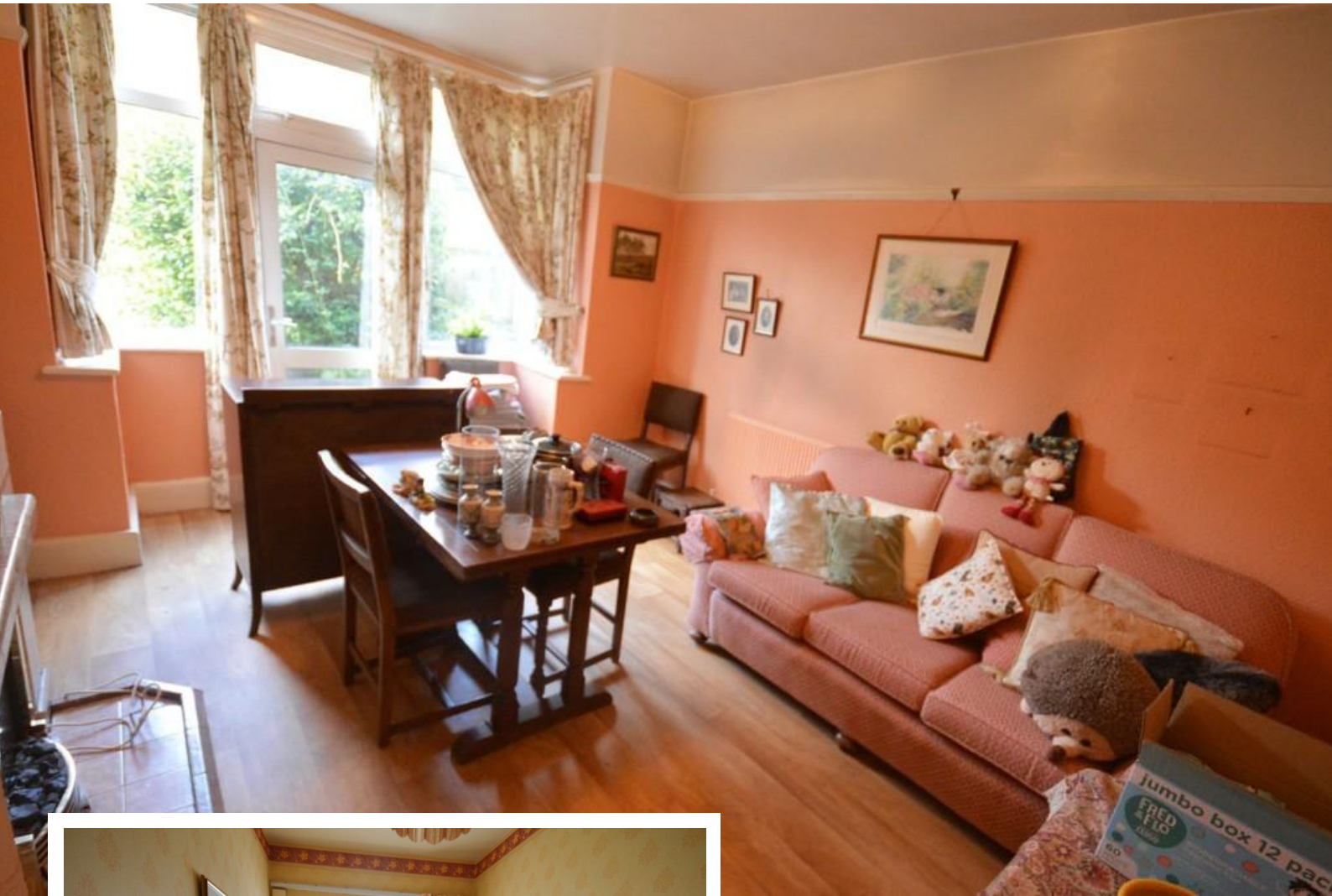
Shirley, Solihull, B90 2ET

- A Detached Family Home Requiring Modernisation
- Four Bedrooms
- Two Reception Rooms
- Kitchen

**£364,950**

EPC Rating 'TBC'





## Property Description

Shirley is home to a host of leisure and retail facilities. For shopping the new Park Gate development is 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 super stores like Waitrose, Asda, Sainsburys 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 Lighthall Secondary School, Tudor Grange Academy, Our Lady of the Wayside Catholic School, St James' School and Blossomfield Primary School to name but a few and commuters are particularly well serviced with regular bus and train links to these destinations.

The property is set back from the road behind decorative double opening wrought iron gates leading to a paved driveway providing off road parking with retaining hedgerows and UPVC double glazed doors leading into



**Enclosed Porch**

With a quarry tiled floor and an original timber front door with side window leading to

**Entrance Hallway**

With ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to

**Reception Room One to Front**

15' 5" x 12' 8" (4.7m x 3.86m) With UPVC double glazed bay window to front elevation, decorative picture rail, polished stone fire surround with living flame coal effect gas fire wall mounted radiator and ceiling light point



**Reception Room Two to Rear**

14' 7" x 11' 9" (4.44m x 3.58m) With UPVC double glazed bay with French doors leading to rear garden, Art Deco tiled fire surround, stripped timber effect flooring, decorative picture rail, wall mounted radiator and ceiling light point

**Kitchen to Rear**

9' 2" x 8' 7" (2.79m x 2.62m) Being fitted with a range of wall and base units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Freestanding gas cooker, radiator, ceiling spot lights, double glazed window to the rear aspect and door to



**Pantry**

With quarry tiled floor, built in shelving, obscure window to side, door to covered side access, obscure door leading to rear porch with a latch door leading to

**Guest W.C**

With a high flush W.C

**Covered Side Passage**

With a polycarbonate roof, access to front and rear of the property and door to garage

**Landing**

With ceiling light point, access to a large loft room and door to



**Bedroom One to Front**

15' 5" x 12' 2" (4.7m x 3.71m) With UPVC double glazed bay window to front elevation, radiator, decorative picture rail and ceiling light point

**Bedroom Two to Rear**

14' 6" x 11' 9" (4.42m x 3.58m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point

**Bedroom Three to Front**

8' 7" x 6' 8" (2.62m x 2.03m) With UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point

**Bedroom Four to Front**

15' 3" x 8' 3" (4.65m x 2.51m) With UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point

**Family Bathroom to Rear**

Being fitted with a panelled bath with electric shower over and a pedestal wash hand basin. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

**Separate W.C**

With a low flush W.C

**Box Room**

With a double glazed window to side

**Rear Garden**

Being mainly laid to lawn with paved patio, a range of mature shrubs and panelled fencing to boundaries

**Integral Garage**

With an up and over door for vehicular access, ceiling light point and courtesy door

**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 Nigel Hodges