



SANSOME ROAD, SHIRLEY, SOLIHULL, B90 2BP
ASKING PRICE OF £410,000



»X Three/Four Bedroom Detached

»X Immaculately Maintained

»X Attractive Living Room

»X Large Dining Room

»X Fitted Kitchen

»X Study/Fourth Bedroom

»X Downstairs Shower Room

»X Three First Floor Bedrooms

»X Large South Westerly Facing Rear Garden

PROPERTY OVERVIEW

A rare opportunity to purchase this impressive three/four bedroom detached which has been immaculately maintained throughout. This property offers versatile accommodation, benefits from gas central heating, double glazing and has the added attraction of a possible self-contained ground floor annexe with it's own entrance door. This property enjoys a large south westerly facing garden and is a five minute walk to Shirley train station. Briefly comprises enclosed porch, entrance hall, attractive living room, dining room, fitted kitchen, study/fourth bedroom, downstairs shower room, storage room, three good size first floor bedrooms, luxury bathroom, large south westerly facing rear garden.

PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Park gate shopping development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Morrison's, Tesco, Aldi, Marks & Spencer Food and a large retail park housing furniture, electrical and DIY retailers. For the families education there is a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford Upon Avon.

COUNCIL TAX

Band D

TENURE

Freehold

SERVICES

Mains gas, electricity and water

BROADBAND

Vodafone

LOFT SPACE

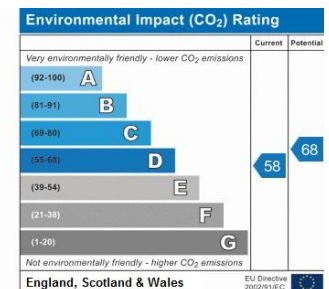
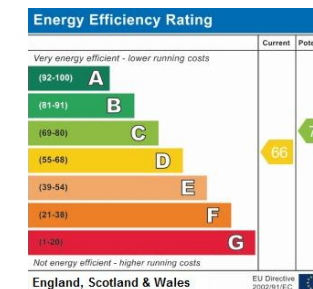
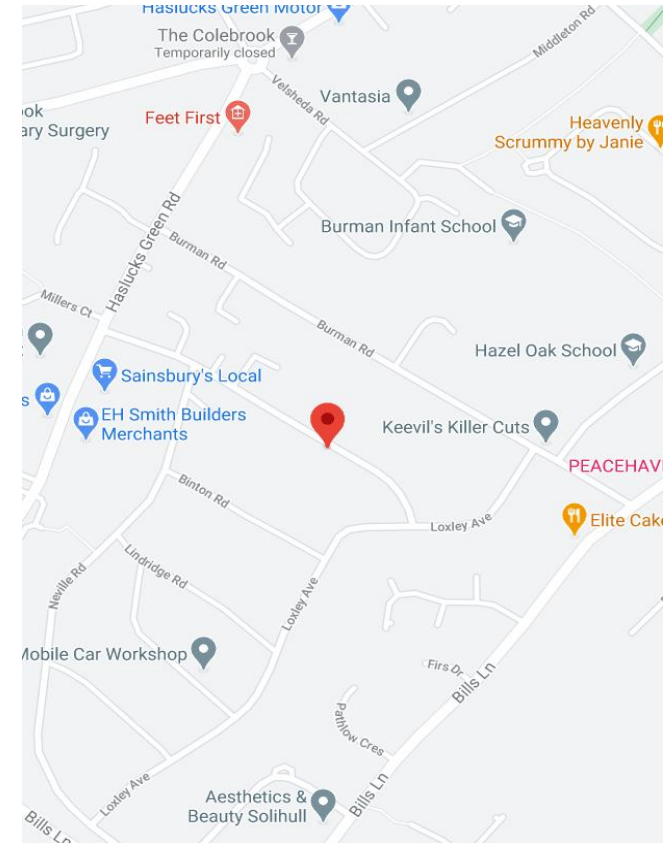
Boarded with ladder and lighting

GARDEN

South westerly facing

ITEMS INCLUDED IN THE SALE

Hotpoint appliances including oven, hob, extractor, fridge freezer, dishwasher and washer/dryer, all carpets and light fittings, fitted wardrobes in bedroom one and two, two garden sheds and greenhouse.



ENCLOSED PORCH

ENTRANCE HALL

14' 6" x 7' 6" (max) (4.42m x 2.30m)

LIVING ROOM

16' 6" x 11' 5" (5.05m x 3.50m)

FITTED KITCHEN

10' 9" x 9' 9" (3.30m x 2.99m)

INNER HALL

STUDY/BEDROOM FOUR

10' 9" x 7' 4" (3.29m x 2.26m)

SHOWER ROOM

7' 4" x 5' 4" (2.26m x 1.63m)

UTILITY ROOM

12' 2" x 7' 4" (3.71m x 2.26m)

FIRST FLOOR

BEDROOM ONE (FRONT)

11' 11" x 10' 10" (3.64m x 3.32m)

BEDROOM TWO (REAR)

13' 2" x 10' 10" (4.02m x 3.32m)

BEDROOM THREE (REAR)

9' 5" x 9' 2" (2.88m x 2.80m)

MODERN BATHROOM

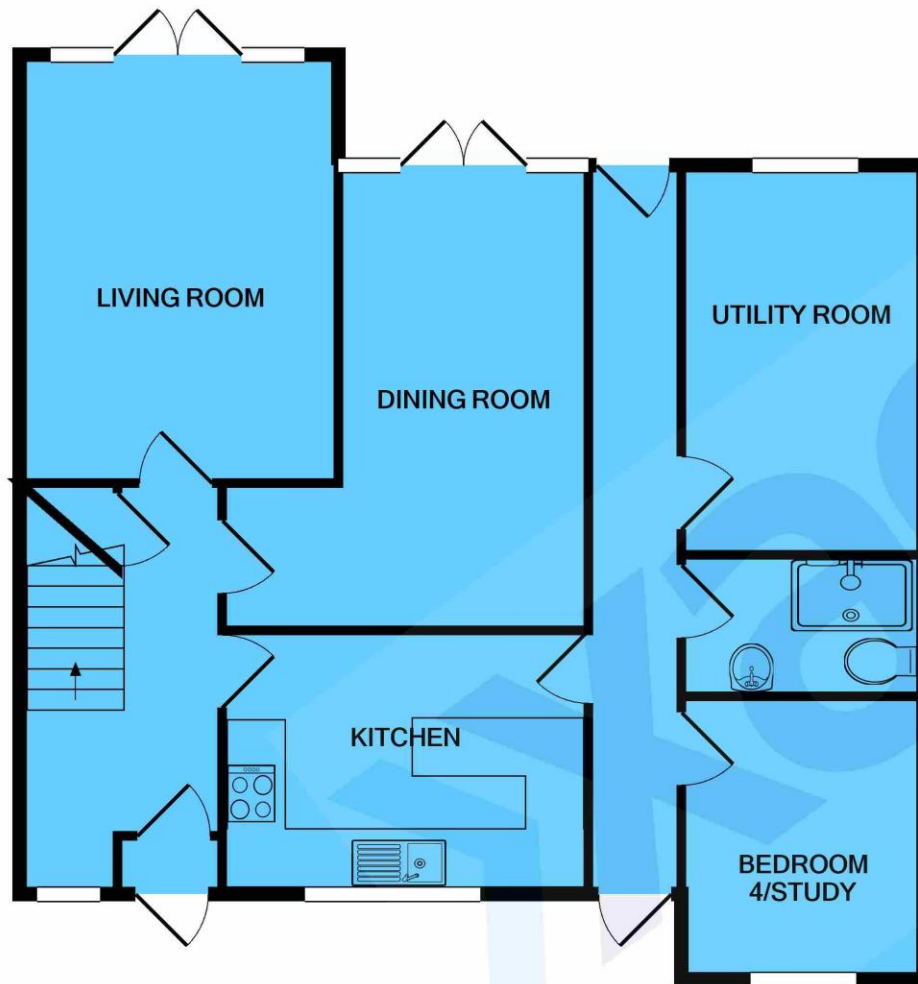
8' 2" x 7' 8" (2.50m x 2.35m)

OUTSIDE THE PROPERTY

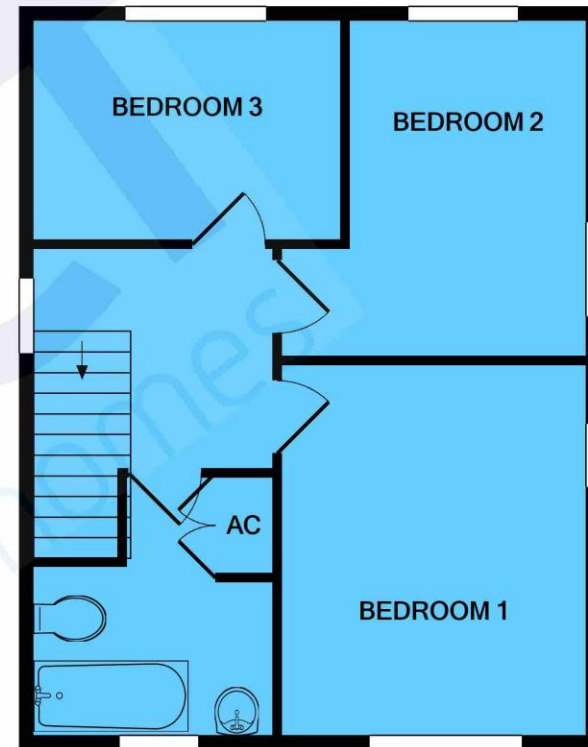
SOUTH WESTERLY FACING REAR GARDEN







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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