



smarthomes

Sandy Hill Road

Shirley, Solihull, B90 2EX

- A Stunning Extended Semi Detached Family Home
- Three Good Size Bedrooms & Spacious Lounge
- Luxury Re-Fitted Family Shower Room
- Superb Re-Fitted & Extended Dining Kitchen Family Room

Offers Over

£299,950

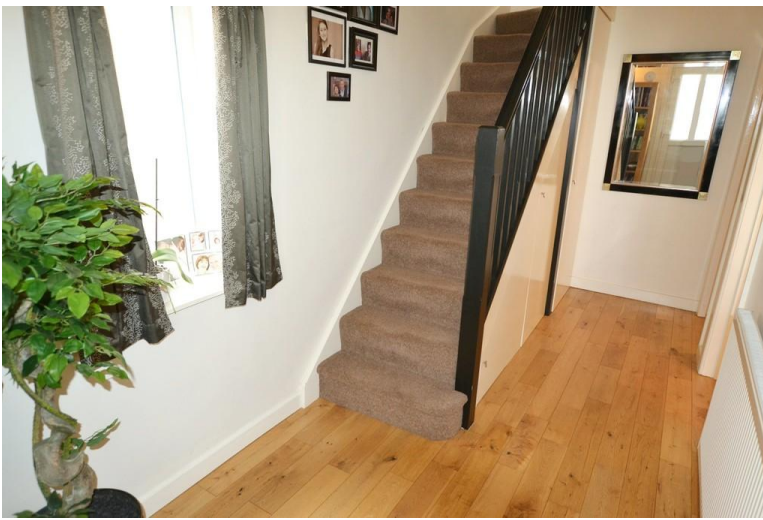
EPC Rating '62'





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 with this property currently falling within Buman Infant School catchment. 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 and gravel driveway providing off road parking extending to side gate access and UPVC double glazed front door leading into

Enclosed Porch

With stripped timber effect ceramic tiling to floor, wall light point and obscure double glazed door leading into

Impressive Entrance Hall

With engineered oak flooring, radiator, inset LED downlighters, stairs leading to the first floor accommodation with handy under-stairs store cupboard, obscure double glazed window to side and doors leading off to



Spacious Lounge to Front

15' 10" into bay x 11' 0" (4.83m x 3.35m) With decorative coving to ceiling, ceiling light point, five sided double glazed bay window to front elevation with fitted blinds, radiator and polished stone fire surround with stone effect electric fire

Superb Re-fitted & Extended Dining Kitchen Family Room to Rear

21' 4" max x 16' 4" (6.5m x 4.98m) Being re-fitted with a range of high gloss handle-less wall, drawer and base units incorporating pan drawers, polished Quartz work surfaces with matching upstands, inset sink with mixer tap and hot tap, polished porcelain tiling to splashback areas, integrated fridge freezer, Bosch dishwasher and Bosch washing machine, freestanding Smeg range style oven with extractor canopy over, engineered oak and tiled flooring, feature arched chimney recess, LED downlighters, two radiators, UPVC double glazed French doors leading out to private rear garden and UPVC double glazed window to side



Landing

With obscure double glazed window to side elevation, access to partly boarded loft space with loft ladder, wall mounted underfloor heating control and doors radiating off to

Bedroom One to Rear

12' 8" x 10' 9" (3.86m x 3.28m) With double glazed window overlooking the rear garden, a comprehensive range of fitted wardrobes and top-boxes, radiator and inset LED downlighters





Bedroom Two to Front

15' 4" into bay x 9' 6" (4.67m x 2.9m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Three to Front

8' 4" x 7' 6" (2.54m x 2.29m) With double glazed window to front elevation, radiator and ceiling light point

Luxury Re-Fitted Family Shower Room

Having a fully tiled walk-in shower with floor drain, pedestal wash hand basin, low flush WC, attractive tiling to walls and floor, underfloor heating, ceiling extractor, contemporary heated towel rail, wall mounted vanity unit, obscure double glazed window and feature recessed ceiling with LED downlighters

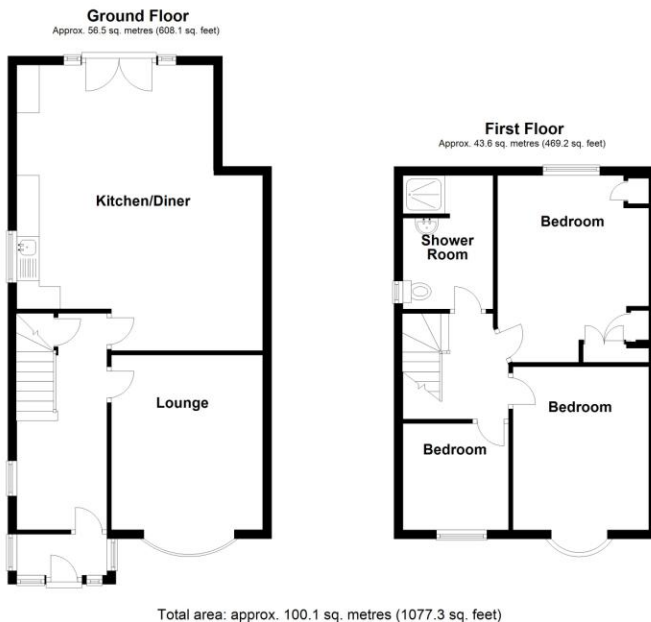


Private Rear Garden

With paved patio, lawned area, fencing to boundaries and further raised patio area to rear with a range of out buildings, well stocked shaped shrub borders and courtesy gate to front

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

316 Stratford Road
Shirley
Soliuhull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@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. 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/tenants are advised to recheck the measurements