



Sandy Hill Road Shirley Solihull B90 2EX

for sale offers over
£290,000



Property Description

A beautifully presented two-bedroom semi-detached property situated in a popular residential location in Shirley, offering spacious and versatile accommodation ideal for first-time buyers, young families, or those looking to downsize.

The ground floor comprises a welcoming living room, a well-appointed kitchen diner, and an extended second reception room which provides flexible living space and could be utilised as a lounge, dining room, playroom, or home office. This bright and airy room benefits from direct access to the rear garden, creating an excellent space for both everyday living and entertaining.

Outside, the property enjoys a beautifully landscaped rear garden featuring a patio seating area and low-maintenance AstroTurf lawn, perfect for relaxing and outdoor dining.

To the first floor are two well-proportioned bedrooms and a modern family bathroom.

Further benefits include off-road parking to the front and a garage, providing additional storage and convenience.

Viewing is highly recommended to appreciate the quality of accommodation and excellent location this delightful home has to offer.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Approach

Via a dropped curb leading to Tarmac driveway with block paved surround, Shared driveway to the side leading to garage

Hallway

UPVC front door leading to hallway, stairs to

first floor, door to living room

Living Room

Electric fireplace with surround, Double glazed window to front aspect, central heating radiator.

Kitchen Diner

Range of wall-based units both above and below with worktop surface incorporating one and half sink and drainer with mixer taps. Plumbing for washing machine, space for appliances, pantry storage. Obscure double-glazed window to side aspect. Dining area has wall base units above, central heating radiator and double doors leading to lounge.

Lounge

Double glazed French doors leading to garden

Landing

Obscure double-glazed window to side aspect, loft access

Bedroom One

Double glazed bay window to front aspect, central heating radiator, built in wardrobe

Bedroom Two

Double glazed window to rear aspect, central heating radiator.

Bathroom

Obscure double-glazed window to rear. Bath with separate taps and shower overhead, shower screen. Wash basin with separate taps, WC. Central heating radiator. Full tiled to walls

Garden

Landscaped rear garden, with slabbed patio leading to low maintenance astro turf. Fenced surround with lighting, raised flowerbed edging. Further patio to top end with shed. Access to garage and front of property.

Garage

Up and over doors, side access.

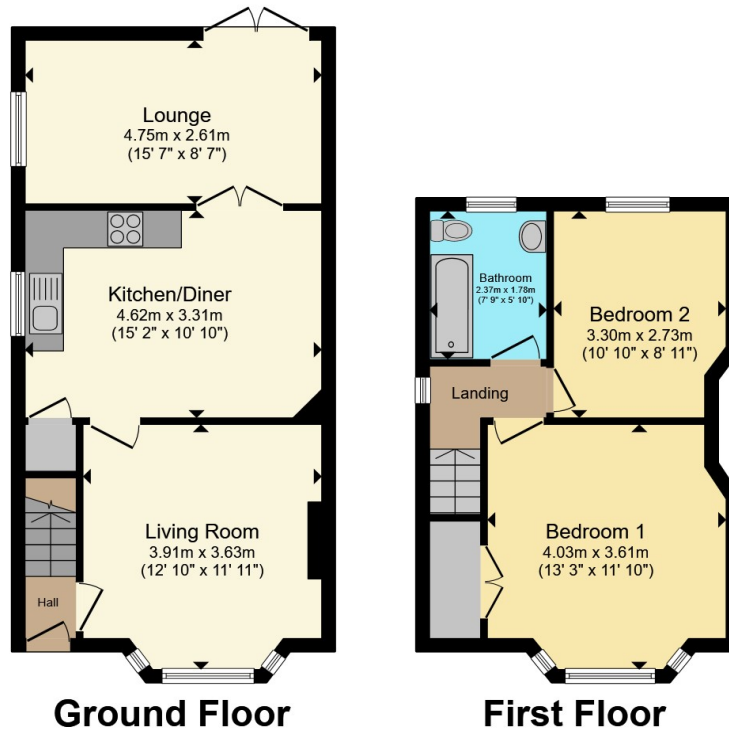
Agent Note

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Agent Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





Total floor area 76.9 m² (828 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI209236



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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