



6 SANDY HILL RISE, SHIRLEY, B90 2ER **OFFERS AROUND £322,950**

- ENTRANCE LOBBY
- KITCHEN
- THREE DOUBLE BEDROOMS
- SEPARATE WC
- REAR GARDEN
- LIVING & DINING ROOM
- SIDE PASSAGEWAY
- BATHROOM
- SINGLE GARAGE
- NO UPWARD CHAIN

Sandy Hill Rise is a small cul-de-sac located off Sandy Hill Road which leads from the main Stratford Road in Shirley. Along the main road run regular bus services into the City of Birmingham and nearby central Solihull, where there are excellent shopping and business facilities.

Festooned along the Stratford Road are an excellent range of shops, including a wide choice of Supermarkets and Superstores on the nearby Retail Park. A thriving business community exists along the Stratford Road and this extends down to the Cranmore, Widney, Monkspath and Solihull Business Parks, and beyond here a journey of some three miles from the property, to the M42 motorway, forming the hub of the Midlands motorway network.

Schooling in Shirley is of considerable renown. We are advised that junior and infant schooling is catered for at Haslucks Green Junior and Burman Infant School, with senior schooling for the property being at Light Hall School. There is Our Lady of the Wayside Roman Catholic Junior and Infant School on the Stratford Road and the town centre of Solihull boast Sixth Form Colleges. Education facilities are subject to confirmation from the Education Department.

An excellent location therefore for this detached property which sits back from the road behind a driveway and deep foregarden. A UPVC double glazed door opens to the

ENTRANCE LOBBY

Having wall light point, quarry tiled floor, UPVC double glazed windows to the front and front door with side glazed light release panels, opening to the

OPEN PLAN LIVING & DINING AREA **23'1" x 13'0" max (10'0" min) (7.04m x 3.96m max (3.05m min))**



Having staircase rising to the first floor accommodation, three ceiling light points, feature fireplace with inset electric fire, two central heating radiators, sliding double glazed patio style doors to the rear garden, understairs storage cupboard and door opening to the kitchen



KITCHEN **12'6" max x 7'10" (3.81m max x 2.39m)**



Having UPVC double glazed box bay window to the rear garden, two ceiling light points, door to the side passageway, recessed storage cupboards and being fitted with wall and base mounted storage units with work surfaces over incorporating 1.5 bowl sink and drainer with mixer tap, gas cooker point, space and plumbing for washing machine and two under work surface appliance spaces

SIDE PASSAGEWAY

Having access to the front and rear gardens and courtesy door to the garage

FIRST FLOOR LANDING

Having ceiling light point, loft hatch access and doors opening to three bedrooms, bathroom, separate WC and airing/storage cupboard

BEDROOM ONE

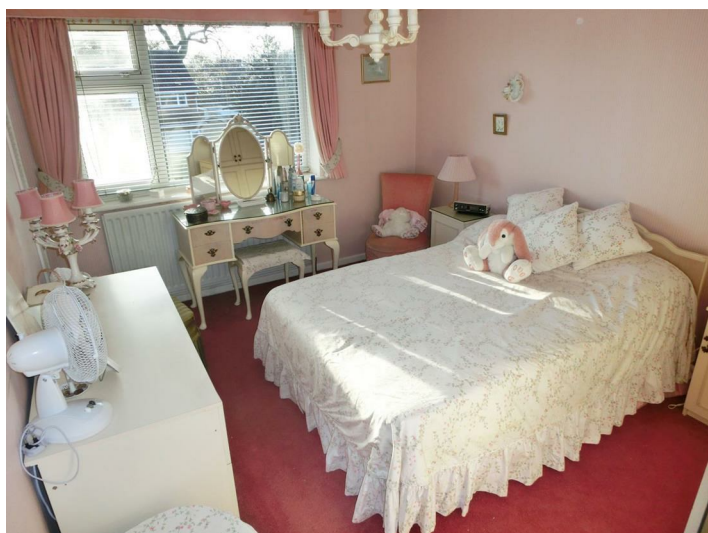
13'0" into rear of fitted wardrobe x 9'10" (3.96m into rear of fitted wardrobe x 3.00m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiators, built in wardrobes and dressing table unit

BEDROOM TWO

13'1" x 10'0" (3.99m x 3.05m)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, built in wardrobe and over bulkhead storage cupboard



BEDROOM THREE

12'6" x 8'0" (3.81m x 2.44m)

Having UPVC double glazed windows to the front and side, ceiling light point, central heating radiator and built in storage cupboard/wardrobe

BATHROOM



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, cast iron bath and pedestal wash hand basin

SEPARATE WC

Having UPVC double glazed window to the side, ceiling light point and mid level WC

OUTSIDE

REAR GARDEN



Having paved patio area with steps ascending to a raised bordered lawn with defined boundary surrounds

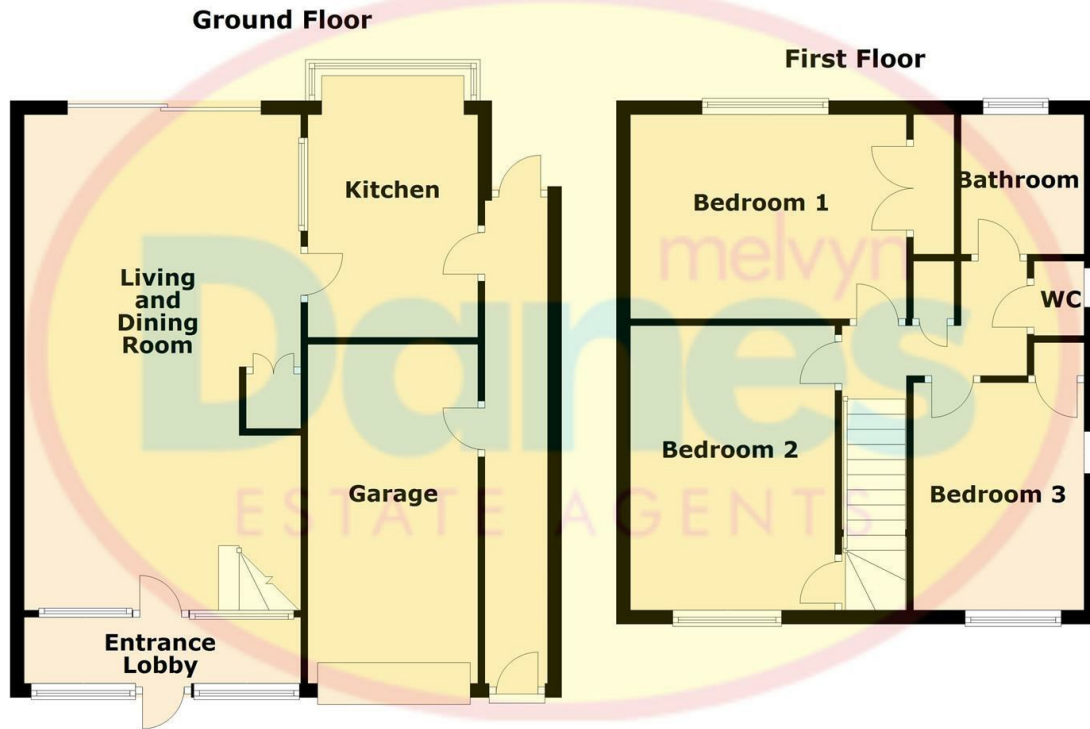
INTEGRAL GARAGE

16'0" max x 8'0" (4.88m max x 2.44m)

Having up and over door to the front, light and power

Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



LOCATION

From our Shirley office proceed along the A34 Stratford Road towards Hall Green. Passing over Haslucks Green traffic lights take the second left turn, adjacent to the Seat dealership into Sandy Hill Road and right into Sandy Hill Rise where the property can be found on the right hand side, as identified by our agents for sale board.

TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

VIEWING

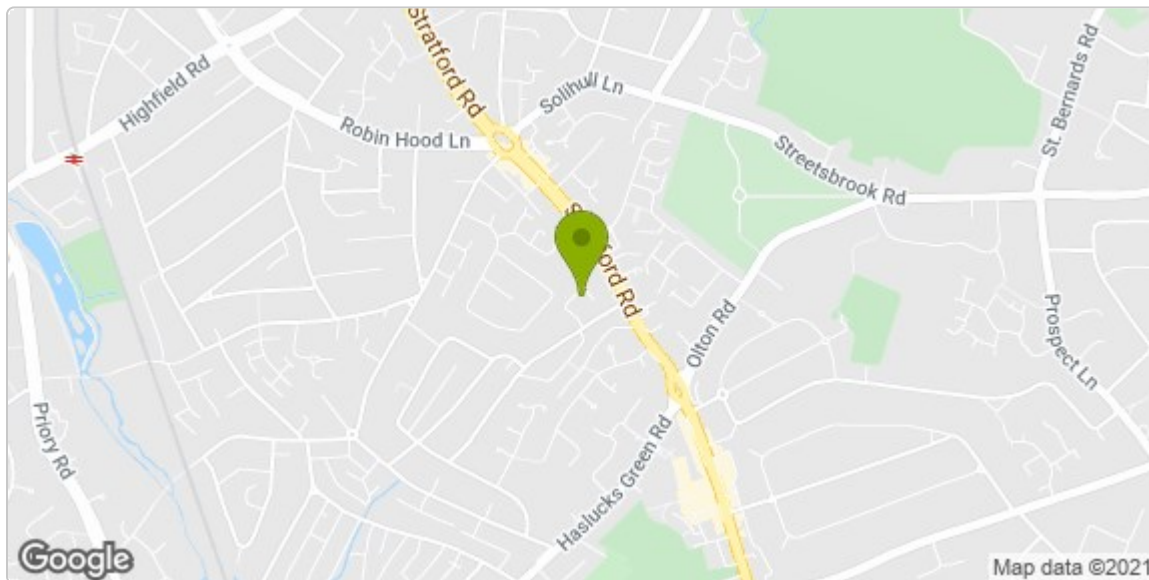
By appointment only please with the Shirley office on 0121 744 2801.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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