
melvyn
Danes
ESTATE AGENTS
Sandy Hill Road
Shirley
Offers Around £475,000

Description

Sandy Hill Road is a popular residential road leading 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 impressive detached house which is nestled off the main road on the entrance to a small crescent which affords the property a good degree of privacy to both the front and rear. The property is presented to a good standard throughout and leading from the generous hallway is a good sized dining room with interconnecting doors to the lounge. The kitchen has been refitted in a range of shaker style cabinetry with quartz work surfaces and from the kitchen one can access the utility area fitted to match the kitchen and boasting a traditional style Belfast sink and a ground floor WC. There are four bedrooms and a large family bathroom to the first floor. To the front is a lawned foregarden with side driveway providing access to the single garage and to the rear is a good sized established rear garden. All in all this excellent home provides a good space in which to reside and early viewing is recommend to avoid disappointment!













Accommodation

FOREGARDEN

DRIVEWAY PARKING

PORCH ENTRANCE

WELCOMING RECEPTION HALLWAY

DINING ROOM
14'8" into bay x 11'10"

LOUNGE
14'8" into bay x 11'10"

REFITTED KITCHEN
11'9" max x 9'8" max

UTILITY AREA
11'9" x 6'1" max

GROUND FLOOR WC

SIDE PASSAGEWAY

SINGLE INTEGRAL GARAGE
14'8" x 7'1"

FIRST FLOOR LANDING

BEDROOM ONE
14'1" into bay x 12'0"

BEDROOM TWO
14'8" into bay x 11'5"

BEDROOM THREE
11'2" x 7'9"

BEDROOM FOUR
7'2" x 6'6"

LARGE BATHROOM
10'0" x 7'0"

REAR GARDEN

BRICK BUILT STORE


















PENZANCE



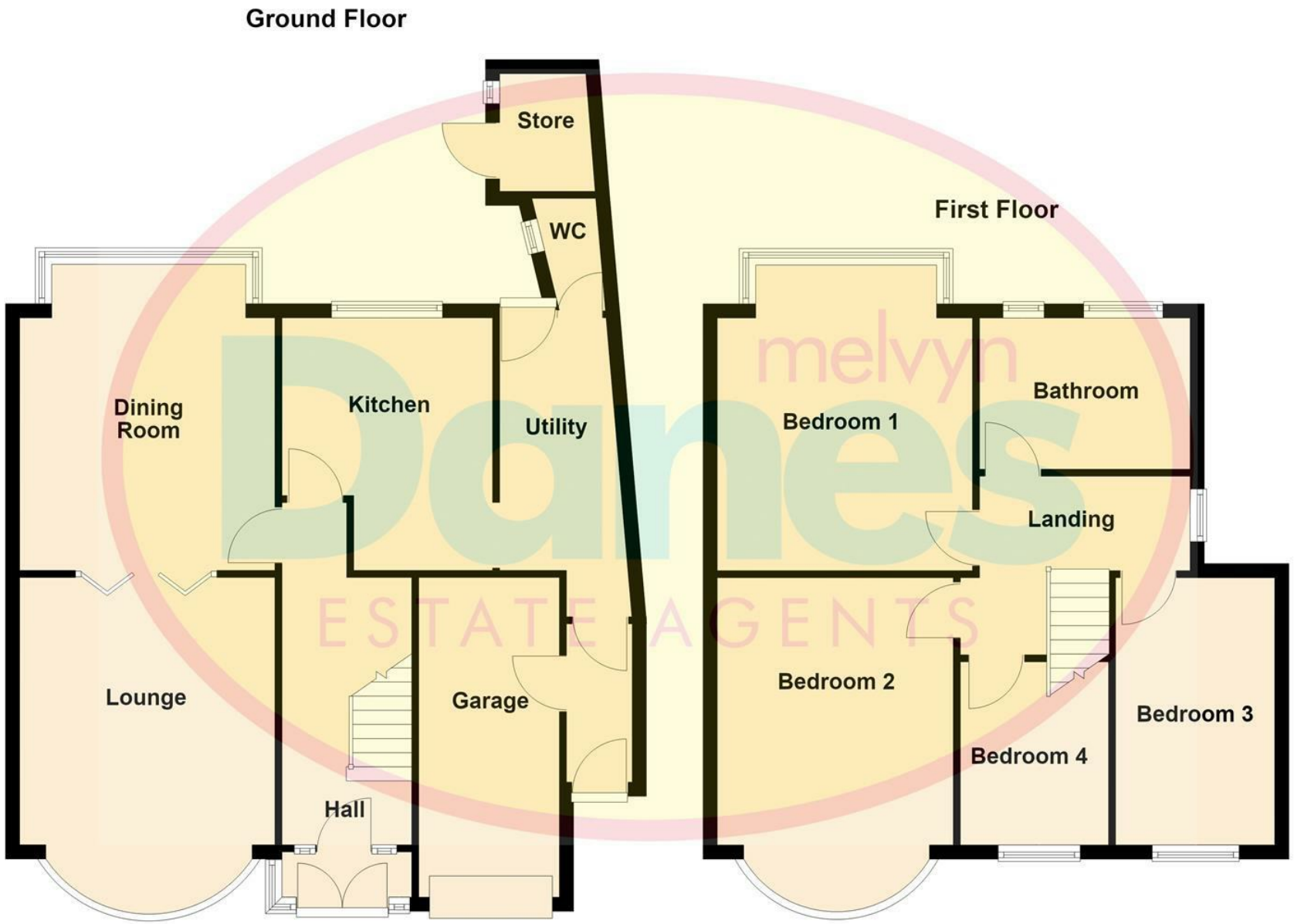








THE CRESCENT



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.

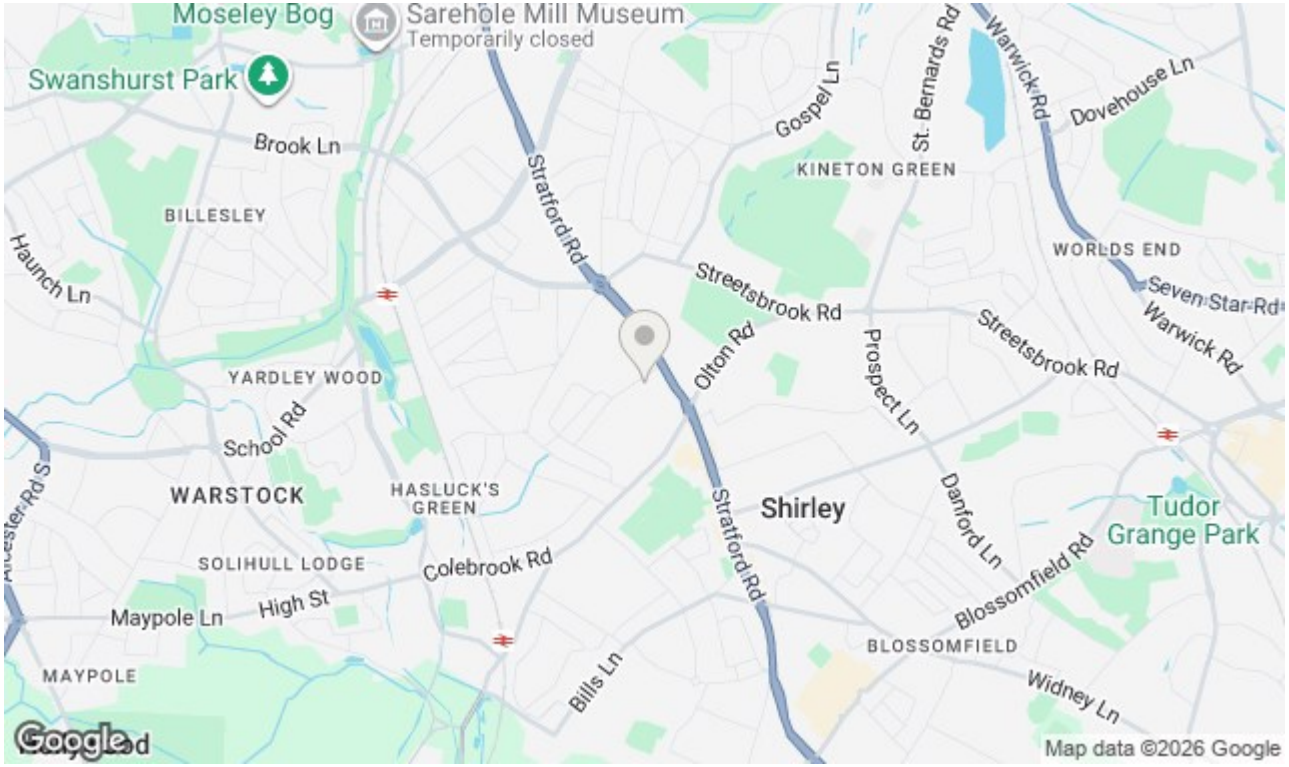
TENURE: We are advised that the property is Freehold.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

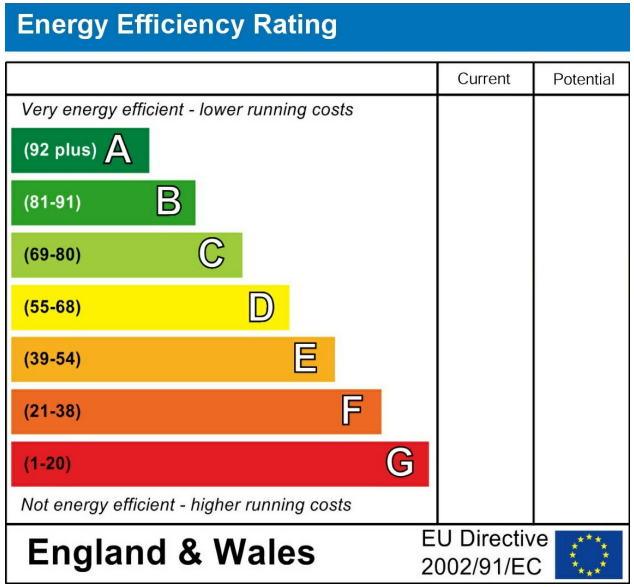
BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 16/11/2026 we understand that the standard broadband download speed at the property is around 16 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5500 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



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Council Tax Band: E



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