

**AP MORGAN**



**Sandy Hill Road, Shirley, Solihull**  
Asking Price £445,000

### Features:

- Popular Location
- Four Bedroom Semi Detached Home
- Private Driveway
- Two Reception Rooms
- Spacious Bedroom in the Loft
- Fitted Kitchen
- Close to Shops, Eateries and Amenities
- Excellent Public Transport Links & Road Networks

### Description:

This well-presented four-bedroom semi-detached home, situated in a popular location, boasts an extended rear utility area. The property is approached via a private driveway, offering ample off-road parking.

### Interior

Upon entering, the ground floor comprises a spacious lounge, a separate dining room, and a modern kitchen fitted with a range of wall and base units. An added benefit is the extended utility area, providing valuable extra space.

The first floor accommodates two double bedrooms, including Bedroom 1 and Bedroom 2, both generously sized. A family bathroom, complete with a bathtub, shower, and WC, serves this floor. Bedroom 4 is also located on the first floor.

The second-floor features Bedroom 3, a well-proportioned room, and a versatile storage area.

### Exterior

Outside, the property benefits from a large, well-maintained, landscaped rear garden, perfect for outdoor entertaining and relaxation. A unique addition is the sauna, offering a touch of luxury.

### Location

The property is conveniently located close to a variety of eateries, shops, and amenities, catering to all your daily needs. Excellent transport links are also easily accessible, making commuting a breeze.



**Details:**

**Hall**

**Lounge** 12'7" x 11'10" (3.84m x 3.6m) Both Max

**Dining Room** 15'9" x 11'10" (4.8m x 3.6m)

**Kitchen** 12' x 7'10" (3.66m x 2.4m) Both Max

**Utility Area** 9'6" x 5'9" (2.9m x 1.75m)

**Landing**

**Bedroom 1** 12'8" x 11'10" (3.86m x 3.6m) Both Max

**Bedroom 2** 12' x 11'10" (3.66m x 3.6m)

**Bedroom 3 (Loft)** 15'11" x 10'9" (4.85m x 3.28m) Both Max

**Bedroom 4** 7'10" x 6'4" (2.4m x 1.93m)

**Bathroom** 8'8" x 7'10" (2.64m x 2.4m) Both Max



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**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.

## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

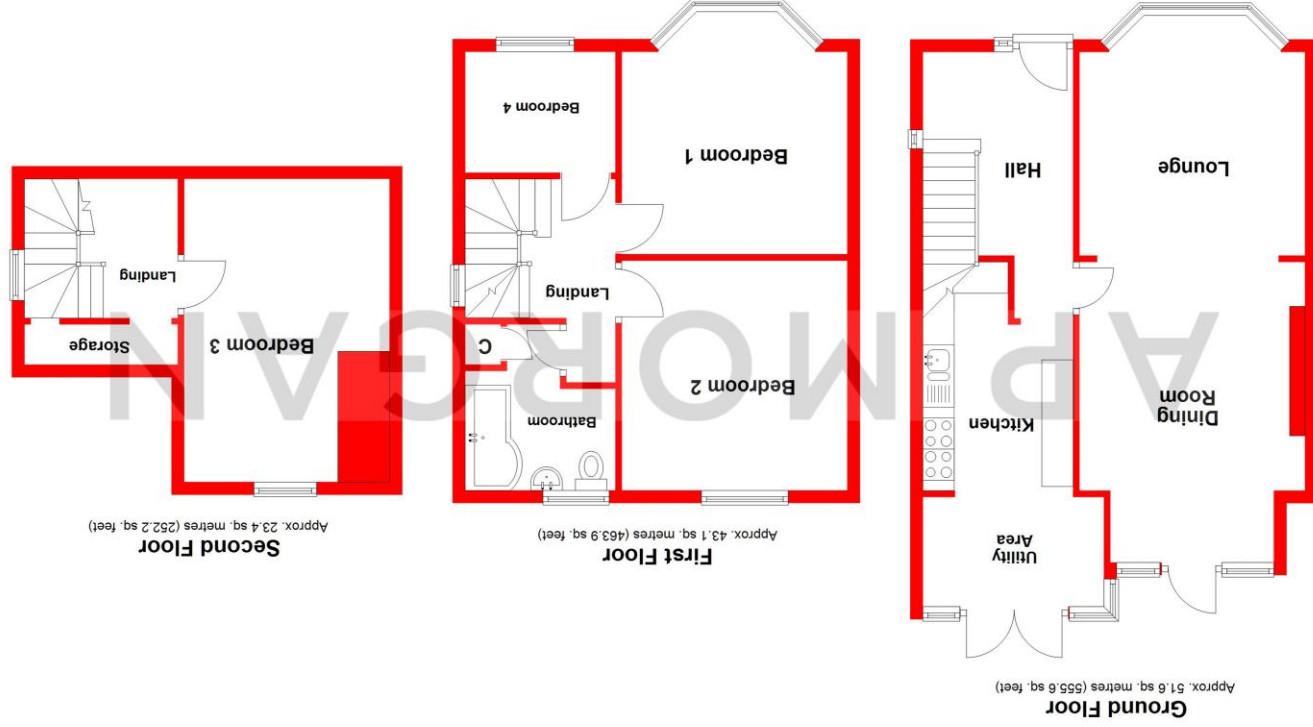
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

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### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Plan produced using Planip.

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