

AP MORGAN



Sandy Hill Road, Shirley, Solihull
Offers Over £620,000

Features:

- *No Upward Chain*
- Beautiful five-bedroom detached property
- Three large double bedrooms
- Bath/shower room on each floor
- Expansive kitchen/diner with modern appliances
- Highly-extensive garden with mature planting
- Two generous reception rooms
- Popular area with plentiful shops and amenities

Description:

Offered with no upward chain This property is a spacious five-bedroom, three-story home, occupying a sizeable plot within the sought-after B90 postcode. The house boasts multiple living areas and generous room sizes, stylish and comfortable design and a sizeable summer house at the end of the extensive garden. This family home is located in Light Hall School catchment.

The property is approached an attractive, low-maintenance garden with a generous tarmac drive for up to three vehicles. A secure garage offers a large single vehicle space and additional storage.

The front door opens into a covered porch area. The entrance hall connects the ground floor rooms and stairs with understairs storage rise to the first floor. To the front of the property, the living room is a well-proportioned space, ideal for both everyday living and entertaining, with an attractive fireplace and curved bay window providing plenty of light. To the rear of the living room is a sitting room, serving as a more relaxed family space, providing a cosy log-burner and access to the rear garden via double French doors. The kitchen/diner is sizeable open-plan space at the rear of the house, designed for both preparing meals and dining, with a gas range hob and triple oven and extractor hood, ample space for a large family dining table and chairs, and access to the garden via a French door. The utility room off from the kitchen provides extra space for laundry and storage, with plumbing for appliances. From the utility area is a downstairs shower room complete with a walk-in shower, a handbasin, and a WC. Completing the ground floor accommodation is a home office, with a fitted desk.

The spacious landing at the top of the stairs provides access to all first-floor bedrooms and bathrooms. Bedroom Three is a large double bedroom located at the front of the house with a curved bay window allowing in plenty of daylight. Bedroom Three, positioned at the rear of the property, also with a bay window, is another generous double bedroom. Bedroom Four is a well-proportioned single room with a sloping ceiling and charming, round feature window; Bedroom Five presents a bright single room, currently used as a home office/study. Finally, positioned centrally, the family bathroom serves all first floor bedrooms, complete with a luxurious bath, separate shower, toilet, and double vanity basins.

The second floor offers a sizeable main bedroom, providing plenty of privacy and space, with access to a comfortable, modern ensuite shower room, and two fitted wardrobes. Abundant eaves storage gives highly efficient storage space, maximising the top level floorspace.

Outside, the garden is expansive and meticulously maintained, offering mature trees and shrubs (including a beautiful apple tree), large patio, barbeque area, verdant lawn, and spacious summer house with power supply.



Shirley is a sought-after area known for its excellent amenities and convenient transport links. The high street boasts a blend of major retailers, independent stores, and a wide selection of restaurants and pubs. Efficient bus services connect Shirley to Birmingham city centre and Solihull, while nearby train stations provide regular services to Birmingham, Leamington Spa, Stratford-upon-Avon, and London Marylebone. The area is easily accessible via the M42, with Birmingham International Airport and the NEC located approximately 8.5 miles away. Additionally, Solihull's Touchwood Development offers further shopping, dining, and entertainment options

Details:

Porch

Entrance Hall

Living Room 11'10"x15'8" (3.6mx4.78m)

Sitting Room 11'7"x17'9" (3.53mx5.4m)

Kitchen 11'6"x19'9" (3.5mx6.02m)

Office 5'2"x8'11" (1.57mx2.72m)

Utility Room 4'11"x6'6" (1.5mx1.98m)

Shower Room 6'5"x5'8" (1.96mx1.73m)

Garage 7'10"x17'10" (2.4mx5.44m)

First Floor Landing

Bedroom Two 12'4"x15'3" (3.76mx4.65m) Incl. bay

Bedroom Three 11'8"x15'7" (3.56mx4.75m)

Bathroom 7'9"x9'9" (2.36mx2.97m)

Bedroom Four 14'11"x6'11" (4.55mx2.1m)

Bedroom Five 5'5"x12'3" (1.65mx3.73m)

Second Floor Stairwell

Bedroom One 12'4"x19'4" (3.76mx5.9m) Not incl. eaves storage

Ensuite 3'10"x7'2" (1.17mx2.18m)

EPC Rating: D

Council Tax Band: E (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

Property to sell?

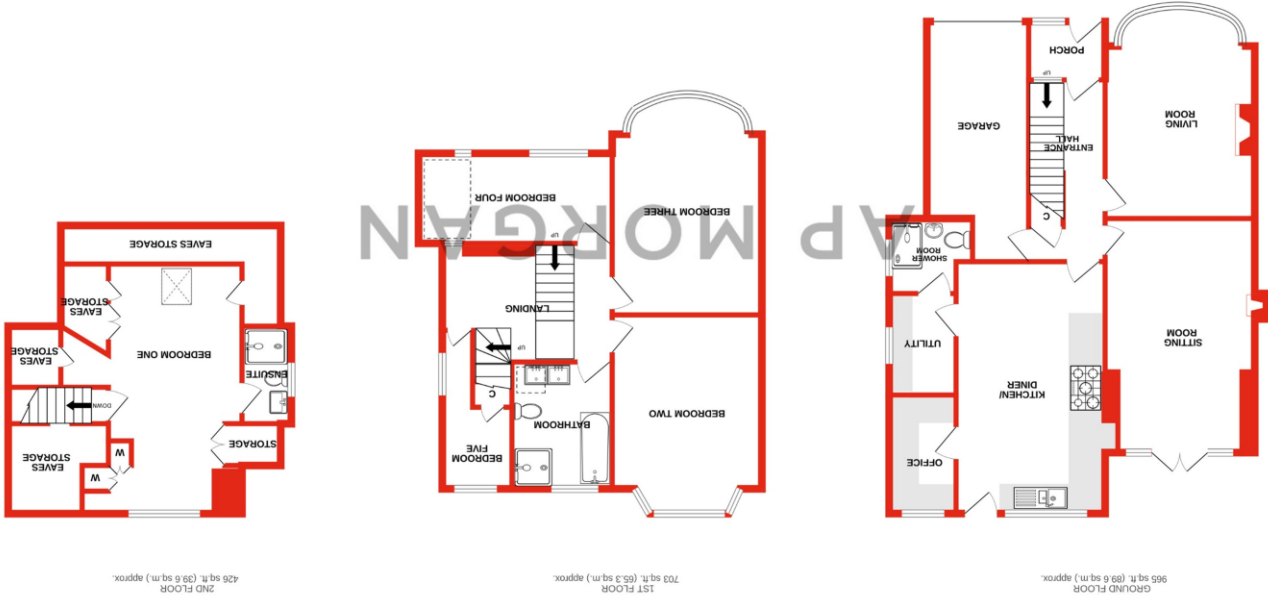
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



Whilst every attempt has been made to ensure the accuracy of the footprint 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.
Made with Metropix 5/2024

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.