



Sandy Hill Road, Shirley

Guide Price £200,000





PROPERTY OVERVIEW

Presenting this delightful two-bedroom ground floor maisonette, a perfect opportunity for first-time buyers, investors, or downsizers.

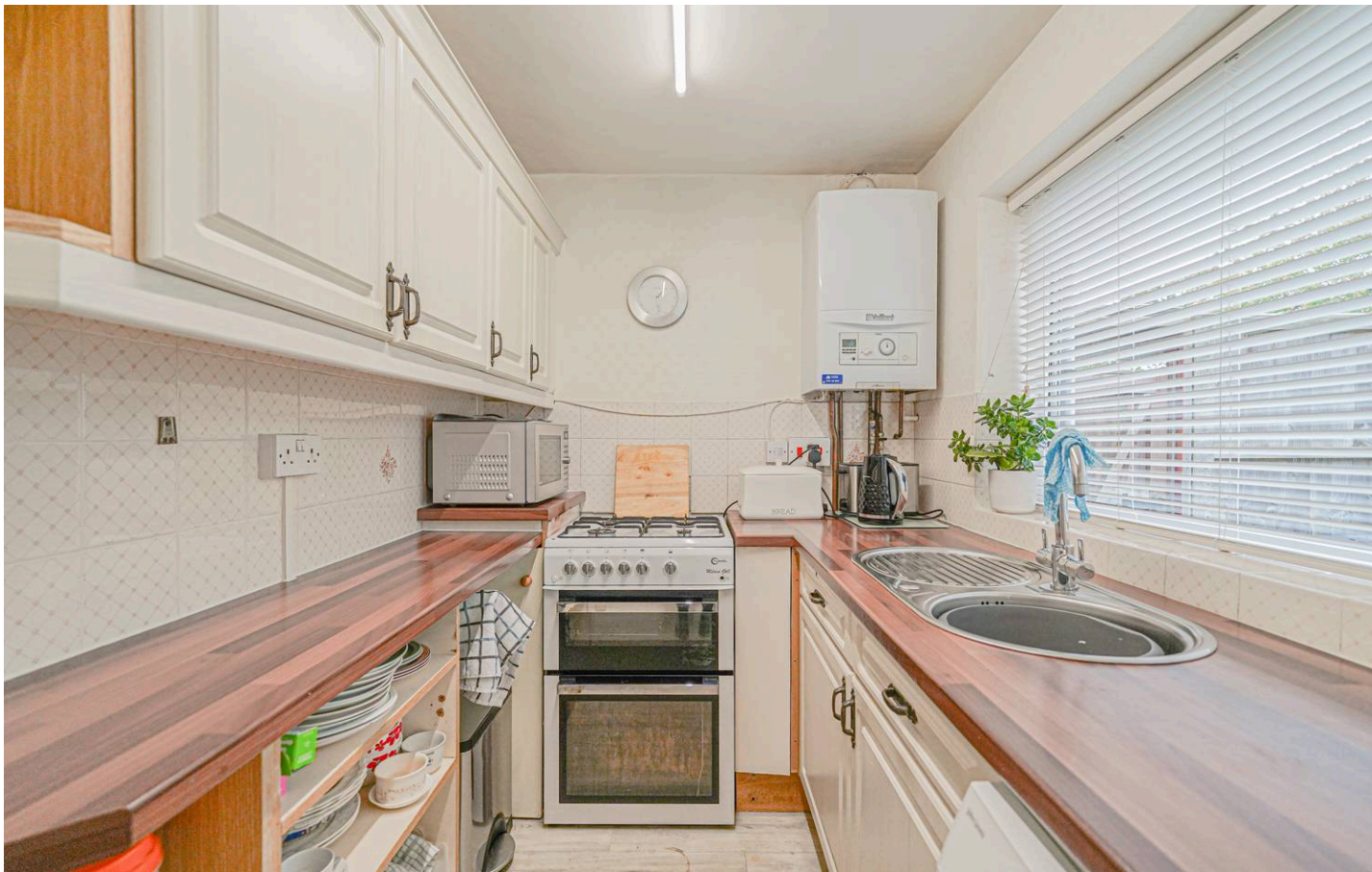
Located in a sought-after area, this property boasts its own rear garden and ample off-road parking to the front, offering convenience to its residents.

Upon entering, you are greeted by an entrance hallway with storage space, leading into a spacious living/dining room with doors opening out to a private rear garden, providing a seamless indoor-outdoor flow. The fitted kitchen offers functionality and style, catering to all culinary needs.

The property features two well-proportioned bedrooms, offering comfortable living space, and a family bathroom to complete the accommodation.

Benefiting from a NO UPWARD CHAIN, this residence presents an excellent opportunity to secure a charming home in a desirable location. Don't miss out on this chance to make this property your own.





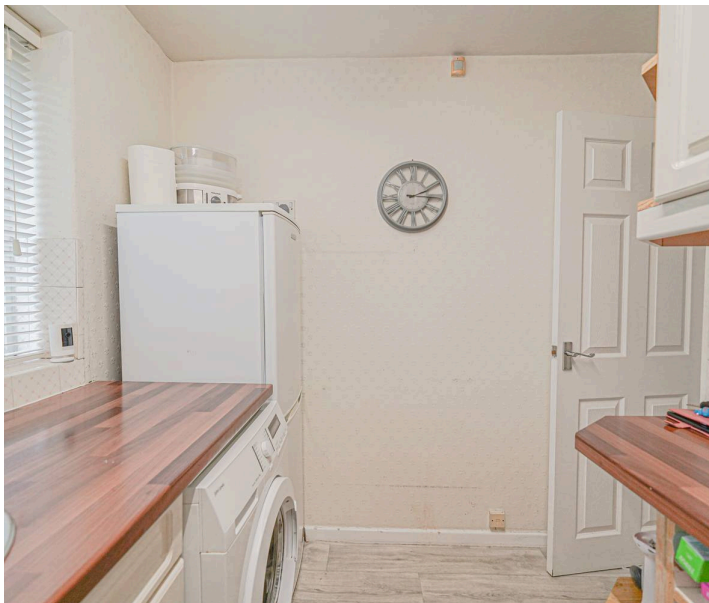
PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: B

Tenure: Leasehold

- Two Bedroom Ground Floor Maisonette
- NO UPWARD CHAIN
- Ideal For First-Time Buyers, Investors Or Downsizers
- Private Rear Garden
- Off Road Parking For Multiple Vehicles
- Spacious Open Plan Living / Dining Room
- Fitted Kitchen
- Two Spacious Bedrooms
- Family Bathroom





ENTRANCE HALLWAY

LIVING/DINING ROOM

16' 2" x 12' 1" (4.92m x 3.68m)

KITCHEN

9' 7" x 5' 10" (2.93m x 1.78m)

BEDROOM ONE

11' 4" x 11' 0" (3.45m x 3.35m)

BEDROOM TWO

11' 9" x 7' 5" (3.57m x 2.27m)

BATHROOM

6' 6" x 6' 6" (1.98m x 1.98m)

TOTAL SQUARE FOOTAGE

61.0 sq.m. (657 sq.ft.) approx.

OUTSIDE THE PROPERTY

GARDEN



ITEMS INCLUDED IN THE SALE

All carpets, all curtains, all blinds and all light fittings.

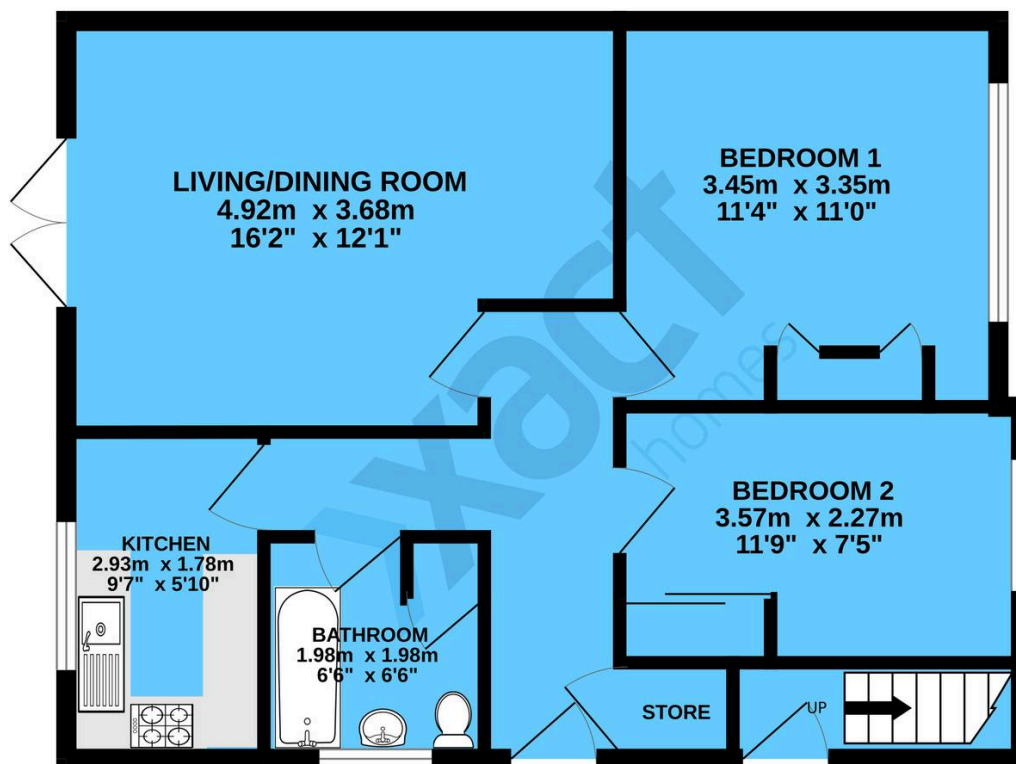
ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.
Broadband - BT - fibre optic. Service charge - nil.
Ground rent - £140 pa (TBC).

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

GROUND FLOOR



TOTAL FLOOR AREA : 61.0 sq.m. (657 sq.ft.) approx.

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.
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