

## Sandy Hill Road, Shirley, Solihull, B90 2EU

Offers In Region Of £395,000

3 1 2



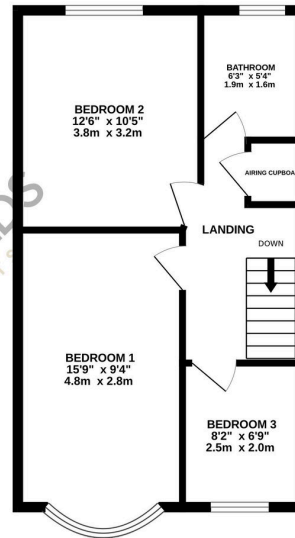
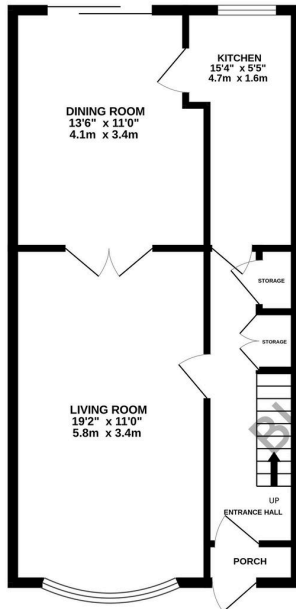
- Three Good Size Bedrooms
- Two Interconnecting Reception Rooms
- Modern Kitchen Diner with Integrated Cooker and Electric Hob
- Off-Road Parking to Front Aspect
- Low-Maintenance Rear Garden with Artificial Lawn
- Decked Patio Area, Perfect for Outdoor Entertaining
- Sought-After Location on Sandy Hill Road, Shirley, B90
- Viewings Highly Recommended



GROUND FLOOR  
526 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 984 sq.ft. (91.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 not be used as such for any prospective purchase. 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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## Beautifully Presented Three-Bedroom Semi-Detached Family Home on Sandy Hill Road, Shirley, B90