



Sansome Road, Shirley, Solihull, B90 2BP
£319,950

**Hawking
& Patterson**



The property enjoys an exceptionally convenient location, with local amenities just around the corner, including a Sainsbury's Local, a variety of takeaways, and a welcoming café. Shirley Train Station is only a five-minute walk away, offering regular commuter services to Birmingham City Centre and Stratford-upon-Avon.

Families will appreciate the wide choice of highly regarded schools nearby, catering for all age groups. For those travelling further afield, the M42 motorway forms the hub of the national motorway network, providing excellent road connections to the NEC, Birmingham Airport, and Birmingham International Train Station.

Set back from the road behind a single driveway with foregarden to the side, access is gained via part glazed doors leading to;

ENCLOSED PORCH

Entrance door with frosted side windows leading to;

ENTRANCE HALL

Stairs off to the first floor, radiator, understairs storage cupboard, laminate flooring and doors to;

FRONT RECEPTION ROOM

Double glazed bay window to front, radiator, laminate flooring and coving to ceiling.

EXTENDED LIVING ROOM

Double glazed sliding door to the garden and window to rear, radiator and coving to ceiling.

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KITCHEN

Fitted solid wood fronted, base, wall and drawer units, roll top worksurfaces, tiled splashbacks, built in electric Smeg oven, four gas ring hob and extractor over, sink drainer, plumbing for dishwasher and space for fridge/ freezer, cupboard housing the Vaillant central heating boiler. Double glazed window overlooking the rear garden and door to;

COVERED SIDE PASSAGE/ UTILITY AREA

Doors to front and rear garden, light and power points, plumbing for washing machine.

FIRST FLOOR LANDING

Coving to ceiling, frosted double glazed window to side, loft hatch with pull down ladder to access part boarded loft space.

BEDROOM ONE

Double glazed window to rear, fitted wardrobes with sliding mirror fronted doors, radiator and coving to ceiling.





BEDROOM TWO

Double glazed bay window to front, radiator and coving to ceiling.

BEDROOM THREE

Double glazed window to rear, radiator and coving to ceiling.

BATHROOM

Corner bath with shower over, WC, vanity unit and wash basin, chromed heated towel rail, tiled splashbacks and frosted double glazed window to front.

REAR GARDEN

Paved patio area, laid lawn, flower bed, fencing to side and rear, the garden enjoys a private south westerly facing aspect.

REAR GARAGE/ SHED

In need of urgent repair and florescent strip light.



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Approx Gross Internal Area
98 sq m / 1052 sq ft



Ground Floor
Approx 60 sq m / 647 sq ft

First Floor
Approx 38 sq m / 404 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Hawkins & Patterson

110 High Street, Henley-in-Arden, Warwickshire

01564 795 757

sales@hawkinspatterson.com

<http://www.hawkinspatterson.com/>

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