



CHARTERHOUSE DRIVE, SOLIHULL, B91 3FH  
ASKING PRICE OF £575,000

**xact**  
homes

➤ Popular Hillfield Estate

➤ Tudor Grange Academy Catchment

➤ Four Bedroom Detached

➤ Immaculately Maintained & Decorated

➤ No Upward Chain

➤ Luxury Fitted Kitchen/Dining Room

➤ Conservatory

➤ South Facing Garden

➤ Garage

## PROPERTY OVERVIEW

Situated on the popular Monkspath Estate a fantastic opportunity to purchase this impressive four bedroom detached, originally built by Bryant Homes to the Victoria design. This property has been immaculately maintained and decorated, benefits from gas central heating, UPVC double glazing and has the added attraction of a conservatory to the rear, luxury fitted kitchen/dining room and south facing garden. Charterhouse Drive stands within the Tudor Grange Academy catchment and the accommodation briefly comprises; enclosed porch, entrance hall, guest cloakroom, living room, luxury fitted kitchen/dining room, utility room, conservatory, four bedrooms, ensuite shower room, family bathroom, south facing garden and garage.

## PROPERTY LOCATION

Monkspath is an established housing estate and community in Solihull. It encompasses at the heart of the community a convenience store/post office, a small supermarket, pharmacy, hairdressers and a pub/restaurant. It is also well served with a doctors, dentist and Monkspath primary school for all aspects of family life and has a large recreational park. Monkspath has excellent transport links with close proximity to the M42 and M40 motorways and bus and train links into Shirley, Solihull and Birmingham city centre.

**COUNCIL TAX**

Band F

**TENURE**

Freehold

**SERVICES**

Mains gas, electricity and water on a meter

**BROADBAND**

EE - Super fast fibre

**LOFT SPACE**

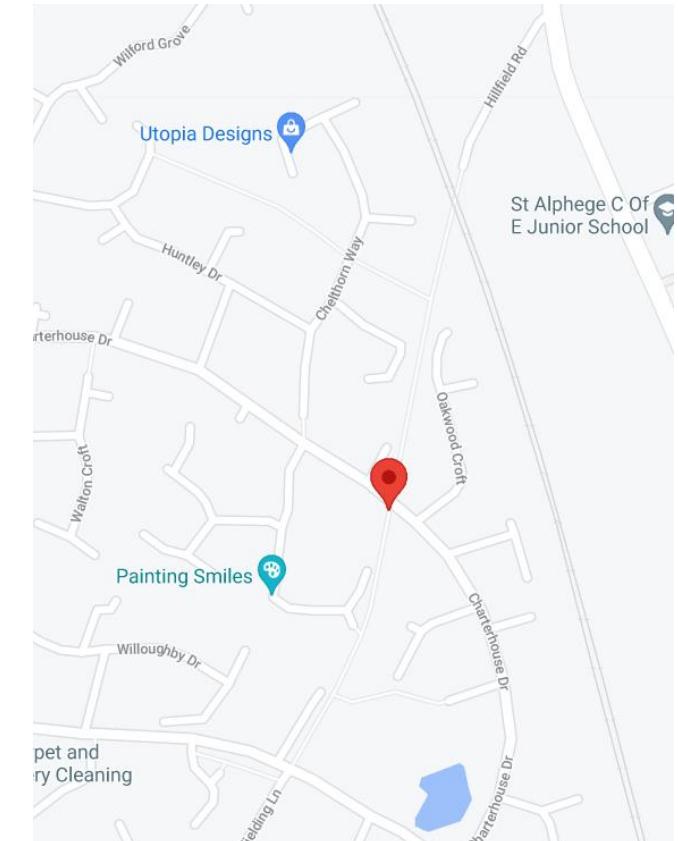
Partially boarded

**GARDEN**

South facing

## ITEMS INCLUDED IN THE SALE

Neff integrated oven, AEG integrated hob and fridge freezer, Faber extractor, Bosch dishwasher, carpets, curtains, blinds, light fittings, fitted wardrobes in bedrooms one and two and garden shed.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	86
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	
(21-38)	F	
(11-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		

**VIA THE BLOCK PAVED DRIVE**

**ENCLOSED PORCH**  
7' 0" x 3' 0" (2.15m x 0.93m)

**ENTRANCE HALL**  
10' 3" x 6' 9" (3.13m x 2.08m)

**GUEST CLOAKROOM**  
6' 3" x 2' 7" (1.92m x 0.81m)

**LIVING ROOM**  
13' 10" x 13' 10" (max) (4.22m x 4.22m)

**LUXURY FITTED KITCHEN/DINING ROOM**  
20' 11" x 9' 5" (6.4m x 2.89m)

**LAUNDRY/UTILITY ROOM**  
6' 9" x 4' 11" (2.08m x 1.51m)

**CONSERVATORY**  
11' 5" x 11' 2" (3.5m x 3.42m)

**FIRST FLOOR LANDING**

**BEDROOM ONE (FRONT)**  
12' 2" x 11' 11" (max) (3.71m x 3.64m)

**ENSUITE SHOWER ROOM**  
6' 11" x 4' 7" (2.12m x 1.42m)

**BEDROOM TWO (REAR)**  
10' 11" x 9' 10" (3.34m x 3m)

**BEDROOM THREE (REAR)**  
11' 3" x 9' 4" (3.45m x 2.85m)

**BEDROOM FOUR (FRONT)**  
11' 3" x 6' 9" (3.45m x 2.06m)

**BATHROOM**  
6' 8" x 6' 1" (2.05m x 1.87m)

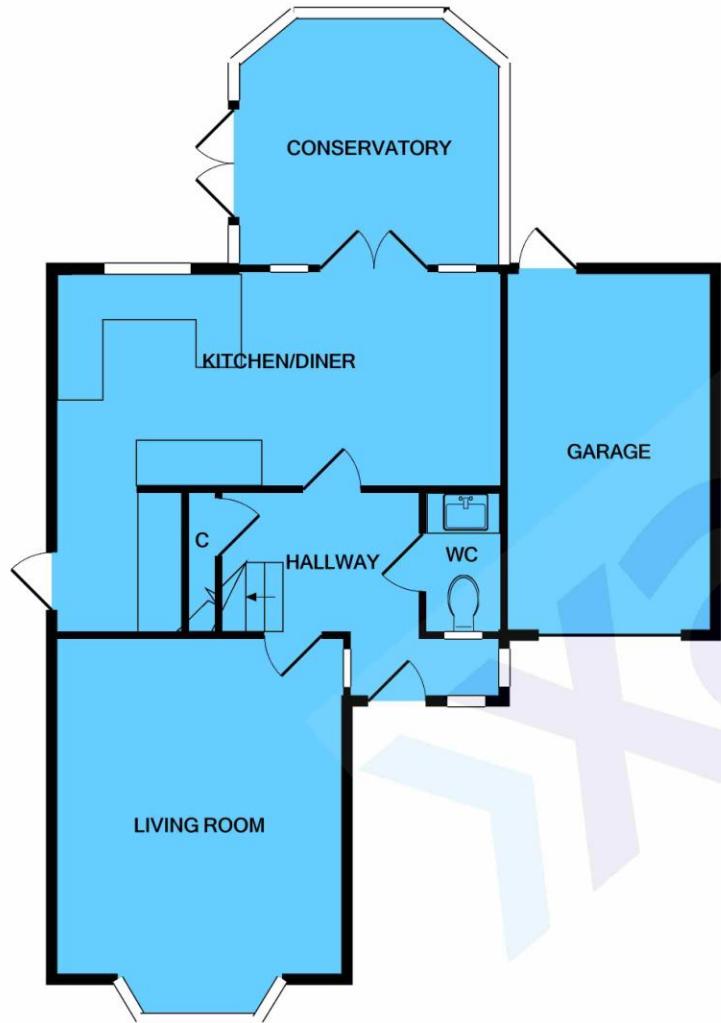
**OUTSIDE THE PROPERTY**

**SOUTH FACING GARDEN**

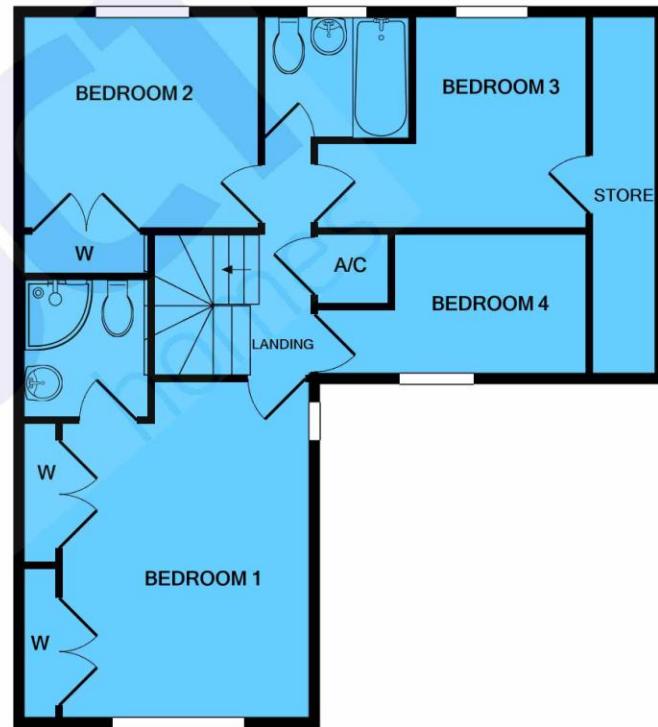
**GARAGE**  
17' 2" x 8' 2" (5.25m x 2.51m)







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2021