



smarthomes



- A Beautifully Presented Detached Family Home
- Five Bedrooms
- Two Reception Rooms
- Study/Home Office
- Two Re-Fitted En-Suites & Family Bathroom
- Impressive Family Dining Kitchen

Elmbridge Drive, Monkspath, Solihull, B90 4YP

£675,000

A beautifully presented and extended detached family home in a quiet sought after cul-de-sac location benefitting from two reception rooms, study/home office, impressive extended & re-fitted open plan family dining kitchen, utility room, guest WC, five bedrooms, two re-fitted en-suites, re-fitted family bathroom, spacious welcoming entrance hallway, pleasant West facing rear garden, garage and off road parking. Council Tax Band – G. EPC Rating – D.



## Property Description

Situated in this very popular location with easy access to the M42 motorway, NEC and Birmingham International Airport and Train Station. There are local shops within Monkspath off Shelly Crescent, near to which is Monkspath Junior and Infant school, a doctors, dentist and the popular Farm Gastro Pub & Restaurant. The property currently falls within Alderbrook Senior School catchment. There are an excellent choice of shopping facilities in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store

The property is set back from the road behind a lawned fore garden, tarmacadam driveway providing off road parking extending to up and over garage door and gated side access and a central paved pathway leads to composite front door with obscure glazed inserts giving access to

### Enclosed Porch

With ceiling light point, radiator, laminate flooring and obscure glazed door leading through to





### Spacious Entrance Hall

With ceiling light point, radiator, Karndean flooring, coving to ceiling, staircase leading to the first floor accommodation and doors leading off to

### Guest WC

With low flush WC, pedestal wash hand basin with tiling to splashback areas, radiator, obscure double glazed window and ceiling light point



### Lounge to Rear

18' 8" x 11' 9" (5.69m x 3.58m) With wall lighting, coving to ceiling, double glazed French doors leading out to the pleasant rear garden, feature fireplace with marble hearth and decorative surround, radiator and opening into

### Dining Room to Front

With double glazed bay window to front elevation, ceiling light point, coving to ceiling and radiator



### Study/Home Office to Front

13' 2" x 7' 9" (4.01m x 2.36m) A versatile room with double glazed window to front elevation, ceiling light point, radiator and two useful under-stairs storage cupboards

### **Impressive Extended & Re-Fitted Family**

#### **Dining Kitchen to Rear**

17' 11" x 19' 11" (5.46m x 6.07m) Being re-fitted with a comprehensive range of wall, drawer and base units, complementary wood effect work surfaces with matching upstands, ceramic sink and drainer unit with mixer tap, island with breakfast bar seating area and five ring gas hob with extractor canopy over, inset eye-level oven, grill and microwave oven, integrated dishwasher and fridge, two double glazed windows to rear elevation, feature vaulted ceiling with two Velux windows, double glazed French doors leading out to the rear garden, two radiators, Karndean flooring and door to

#### **Utility Room**

8' 8" x 5' 0" (2.64m x 1.52m) With wall and base units, laminate work surface with matching upstand, sink and drainer unit, space and plumbing for washing machine, space for fridge freezer, Karndean flooring, radiator, spot lights to ceiling and double glazed door and window to side

#### **Spacious Landing**

With double glazed window to front elevation, ceiling light point, radiator, coving to ceiling, useful storage cupboard, loft hatch and doors off to

### **Bedroom One to Rear**

13' 6" plus wardrobes x 10' 6" (4.11m x 3.2m) With two double glazed windows to rear elevation, fitted wardrobes with mirrored sliding doors, coving to ceiling, ceiling light point, radiator and door leading into

#### **Re-Fitted En-Suite Bathroom to Side**

Being re-fitted with a three piece white suite comprising P-shaped panelled bath with thermostatic shower over, centralised mixer tap and glazed screen, WC with enclosed cistern and wash basin enclosed in a vanity unit with storage, obscure double glazed window to side, complementary tiling to walls and floor, radiator and ceiling light point

### **Bedroom Two to Front**

11' 4" including wardrobes x 11' 11" (3.45m x 3.63m) With double glazed window to front elevation, radiator, ceiling light point, coving to ceiling, fitted wardrobes with mirrored sliding doors and door leading into

#### **Re-Fitted En-Suite Shower Room to Front**

Being re-fitted with a modern three piece white suite comprising shower cubicle, low flush WC and floating vanity wash basin, obscure double glazed window to front, complementary tiling to walls and floor and ceiling light point

### **Bedroom Three to Rear**

11' 10" x 11' 4" (3.61m x 3.45m) With double glazed window to rear elevation, ceiling light point and coving to ceiling

#### **Bedroom Four to Front**

9' 5" x 6' 11" (2.87m x 2.11m) With double glazed window to front elevation, radiator and ceiling light point

#### **Bedroom Five to Rear**

9' 5" x 8' 0" (2.87m x 2.44m) With fitted railings and shelving, double glazed window to rear, ceiling light point and radiator

#### **Re-Fitted Family Bathroom to Side**

Being re-fitted with a three piece white suite comprising P-shaped panelled bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin, obscure double glazed window to side, complementary tiling to walls and floor, ladder style radiator, ceiling light point and coving to ceiling

#### **Pleasant Rear Garden**


Being mainly laid to lawn with paved patio, fencing to boundaries, shrub borders, timber storage shed and gated side access to driveway

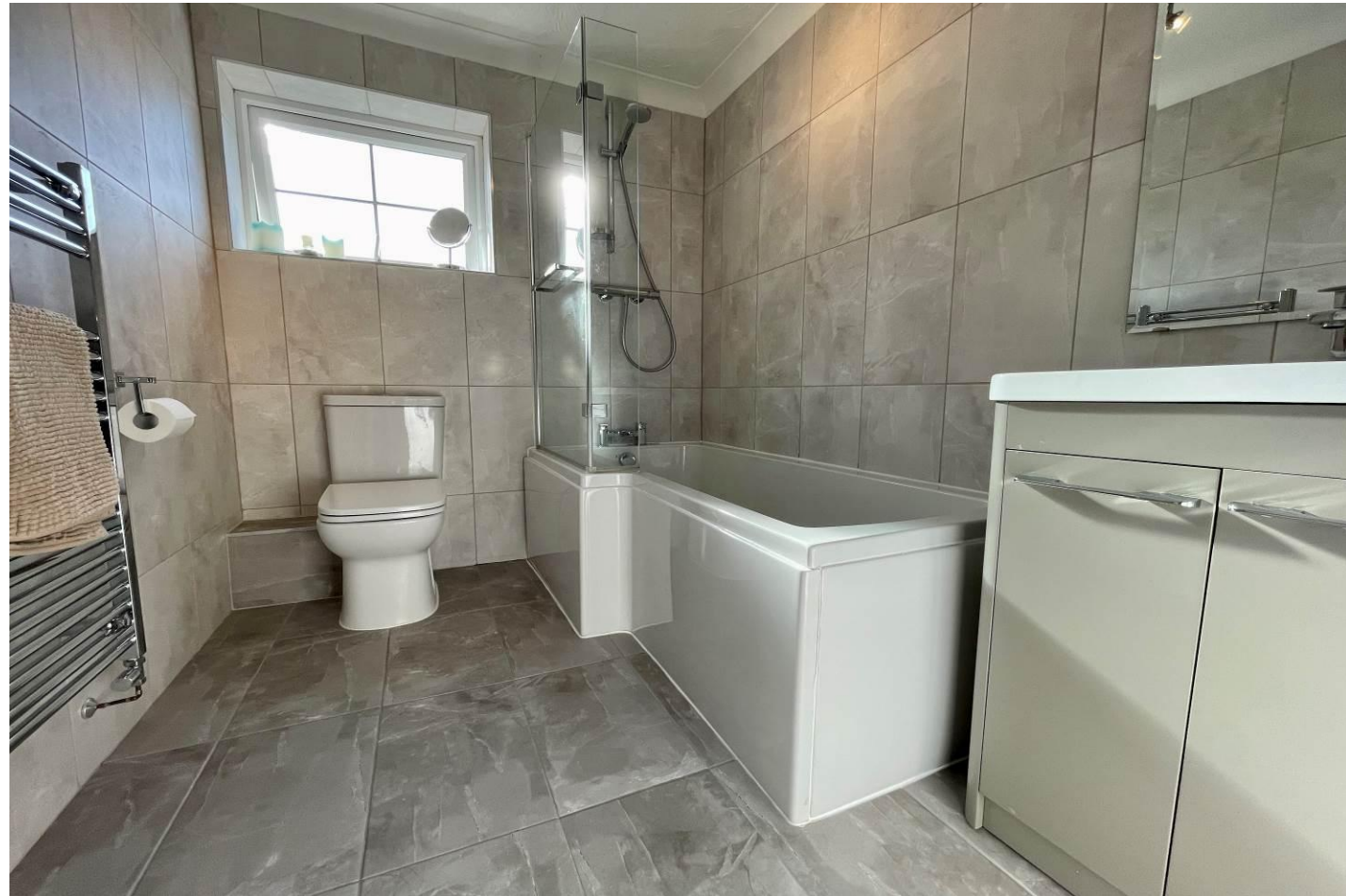
## Garage

17' 2" x 7' 11" (5.23m x 2.41m) With remote controlled electric roller shutter doors to driveway, wall mounted boiler and double glazed door and window to side

## Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.