



smarthomes

## Crimscote Close

Monkspath, Solihull, B90 4TT

- A Delightful Semi-Detached Bungalow
- Two Bedrooms
- Modern Kitchen
- Modern Bathroom

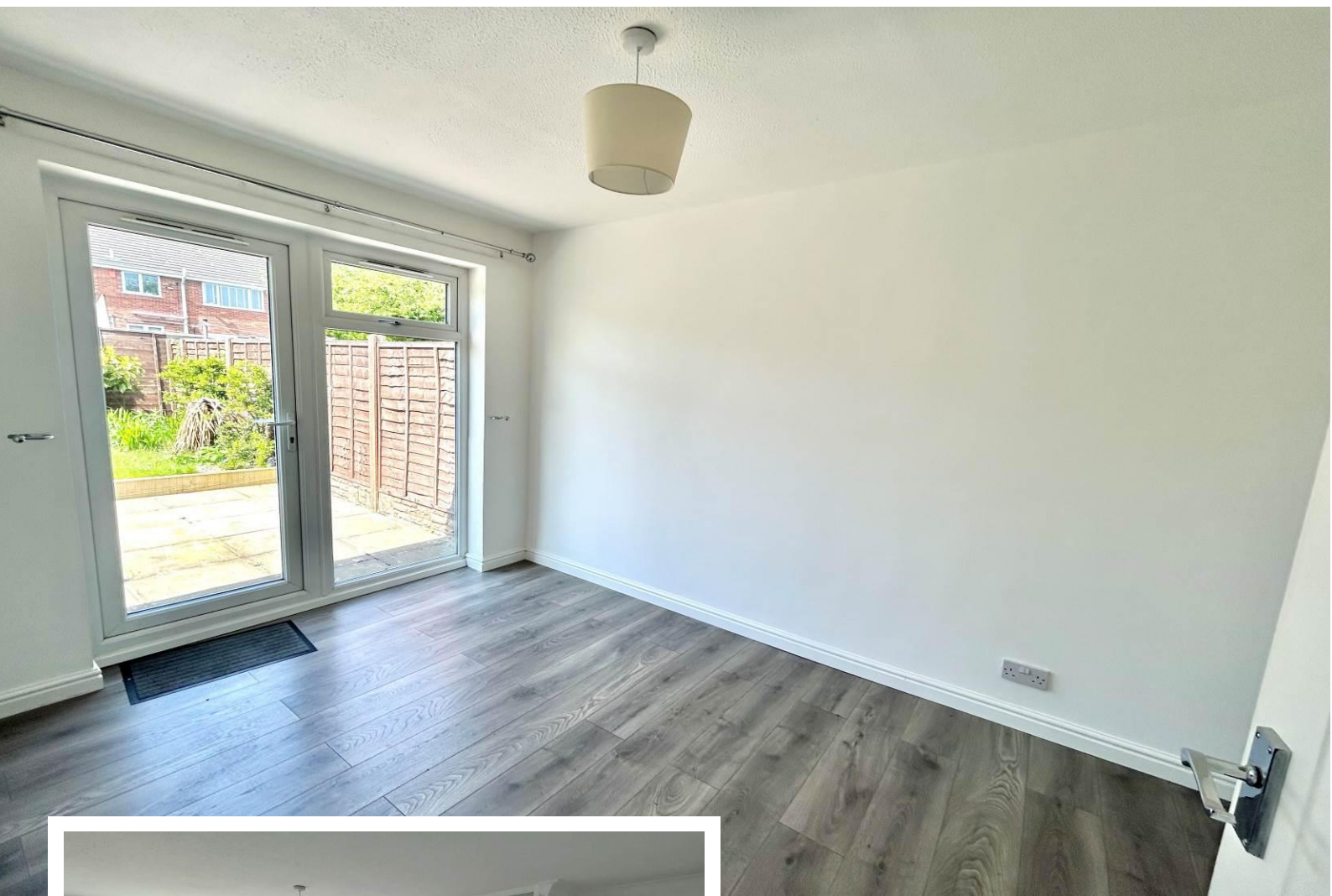
**Offers in Region of £290,000**

EPC Rating - 69

Current Council Tax Band - C







## 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 with adjacent driveway providing off road parking and a footpath extending to a composite door leading into

### **Entrance Hallway**

With ceiling light point, radiator, laminate flooring, storage cupboard and door leading off to



### **Lounge to Front**

14' 5" max x 9' 4" (4.39m max x 2.84m)  
With UPVC double glazed window to front elevation, wall mounted radiator, laminate flooring, ceiling light point and door to

### **Modern Fitted Kitchen to Front**

10' 2" x 7' 2" (3.1m x 2.18m) Being fitted with a modern range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring electric hob with extractor hood over and oven below. Space and plumbing for washing machine, laminate flooring, radiator, ceiling light point and a double glazed window to the front aspect



### **Bedroom One to Rear**

13' 5" x 8' 1" (4.09m x 2.46m) With a double glazed door and window to rear elevation, radiator, laminate flooring and ceiling light point



### **Bedroom Two to Rear**

8' 10" x 6' 11" (2.69m x 2.11m) With double glazed window to rear elevation, radiator, laminate flooring and ceiling light point





### Modern Bathroom to Side

Being fitted with a modern white suite comprising of a panelled bath with electric shower over, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas, laminate flooring, ceiling light point and an obscure double glazed window to the side elevation



### West Facing Rear Garden

Being mainly laid to lawn with paved patio area and panelled fencing to boundaries

### 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. Current council tax band - C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and 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 are advised to recheck the measurements.