



Bowbrook Avenue, Shirley

Guide Price **£570,000**





PROPERTY OVERVIEW

Situated on the popular Monkspath estate, an ideal opportunity to purchase this four bedroom detached originally built by Gallagher Homes. This property is being immaculately maintained throughout and benefits from gas central heating, double glazing and has the added attraction of a modern refitted kitchen and South facing rear garden, We recommend early viewing on this property which briefly comprises of: canopy porch, entrance hall, guest cloakroom, large through lounge/dining room, luxury fitted breakfast/kitchen, utility room, four bedrooms, dressing room, ensuite shower room, family bathroom, double garage and landscaped South facing garden.





PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Freehold



- Four Bedroom Detached
- Popular Monkspath Estate
- Early Viewing Essential
- Immaculately Maintained And Decorated
- Large Through Lounge/Diner
- Luxury Fitted Breakfast/Kitchen
- Guest Cloakroom
- Ensuite Shower Room
- Landscaped Garden



ENTRANCE HALLWAY
9' 8" x 5' 11" (2.94m x 1.8m)

GUEST WC
5' 9" x 4' 2" (1.75m x 1.28m)

LOUNGE/DINING ROOM
25' 3" x 13' 11" (7.7m x 4.25m)

BREAKFAST/KITCHEN
14' 8" x 12' 2" (4.48m x 3.72m)

LAUNDRY/UTILITY ROOM
5' 10" x 4' 6" (1.77m x 1.37m)

FIRST FLOOR

BEDROOM ONE
13' 3" x 11' 9" (4.03m x 3.59m)

DRESSING AREA
6' 4" x 5' 6" (1.94m x 1.68m)

ENSUITE SHOWER
6' 3" x 6' 3" (1.9m x 1.9m)

BEDROOM TWO
11' 9" x 7' 10" (3.59m x 2.39m)

BEDROOM THREE
9' 7" x 9' 0" (2.93m x 2.75m)

BEDROOM FOUR
8' 7" x 6' 10" (2.62m x 2.08m)

BATHROOM
8' 11" x 6' 6" (2.71m x 1.97m)





OUTSIDE THE PROPERTY

DOUBLE GARAGE

16' 4" x 15' 2" (4.99m x 4.63m)

SOUTH FACING GARDEN

ITEMS TO BE INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, dishwasher, all carpets, some curtains, all blinds, some light fittings, garden shed and greenhouse. (Wardrobes, fridge/freezer and washing machine TBC)

ADDITIONAL INFORMATION

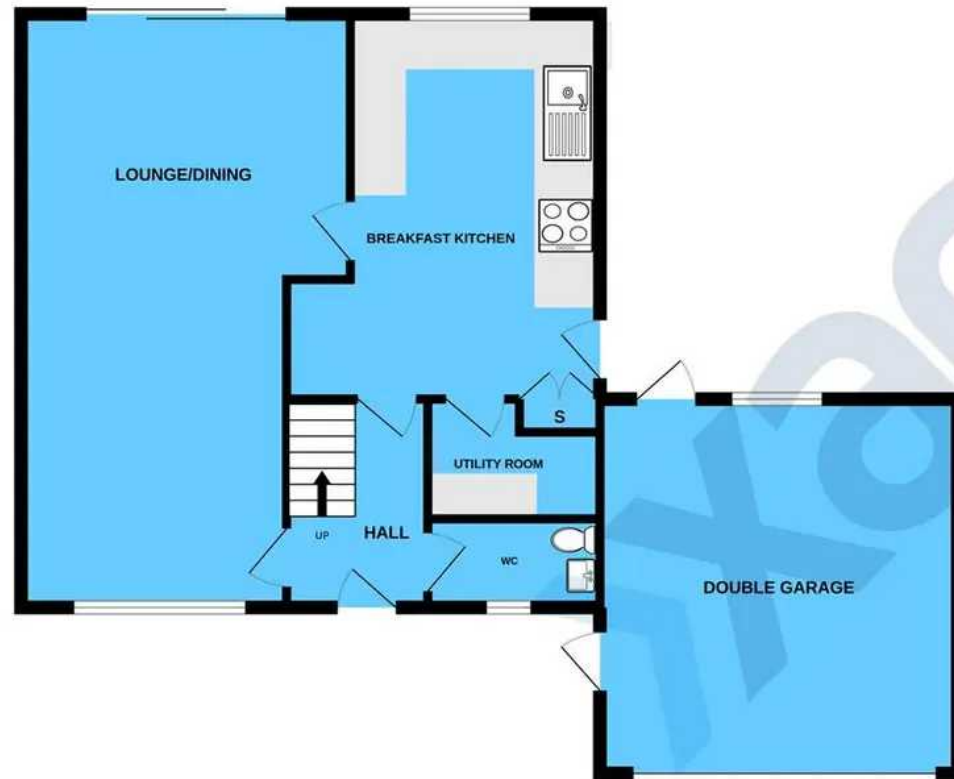
Services - Water meter, mains gas, electricity and mains sewers. Broadband - Sky Fibre-Optic. Loft Space - Boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

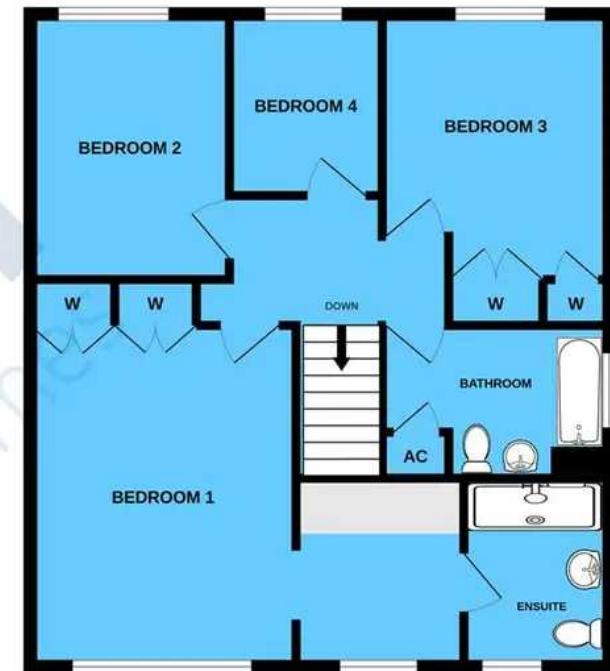
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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