



Stanbrook Road, Shirley

Guide Price £440,000



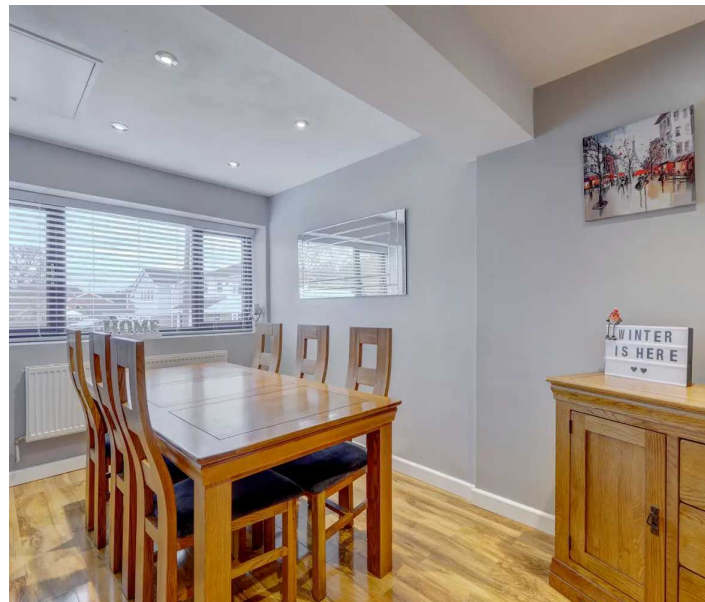


Stanbrook Road

Shirley, Solihull

PROPERTY OVERVIEW

Situated on the popular Monkspath estate, a fantastic opportunity to purchase this impressive three bedroom detached which must be viewed internally to be appreciated. This property has been immaculately maintained and decorated and benefits from: gas central heating, double glazing and has the added attraction of a luxury fitted kitchen, bathroom and en-suite shower. The accommodation briefly comprises of: entrance hall, guest cloak room, luxury fitted kitchen, living room, spacious dining room, three double bedrooms, luxury ensuite shower room, family bathroom, West facing garden and ample off-road parking to the front.



Council Tax band: D

Tenure: Freehold

- Three Bedroom Spacious Detached
- Immaculately Maintained And Decorated
- Internal Viewing Essential
- Gas Central Heating
- Luxury Fitted Kitchen Bathroom And En-suite
- Spacious Dining Room
- Living Room
- Early Viewing Essential



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.

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, microwave, fridge, all carpets, all curtains, all blinds, fitted wardrobes in bedroom two, some light fittings and a garden shed.

ADDITIONAL ITEMS INCLUDED IN THE SALE

Bathroom cabinet in the ensuite, built in TV brackets and fixings, Virgin & EE Broadband compatible

ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and mains sewers. Broadband - EE Fibre-Optic. Loft space - partially 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.



ENTRANCE HALL

WC

5' 0" x 2' 10" (1.52m x 0.87m)

DINING ROOM

12' 8" x 7' 10" (3.87m x 2.40m)

KITCHEN

11' 11" x 6' 3" (3.62m x 1.91m)

UTILITY ROOM

LIVING ROOM

18' 2" x 10' 11" (5.54m x 3.33m)

FIRST FLOOR

BEDROOM ONE

13' 9" x 8' 5" (4.19m x 2.57m)

EN SUITE

6' 10" x 5' 6" (2.08m x 1.68m)

BEDROOM TWO

11' 1" x 9' 5" (3.39m x 2.88m)

BEDROOM THREE

10' 10" x 9' 6" (3.30m x 2.90m)

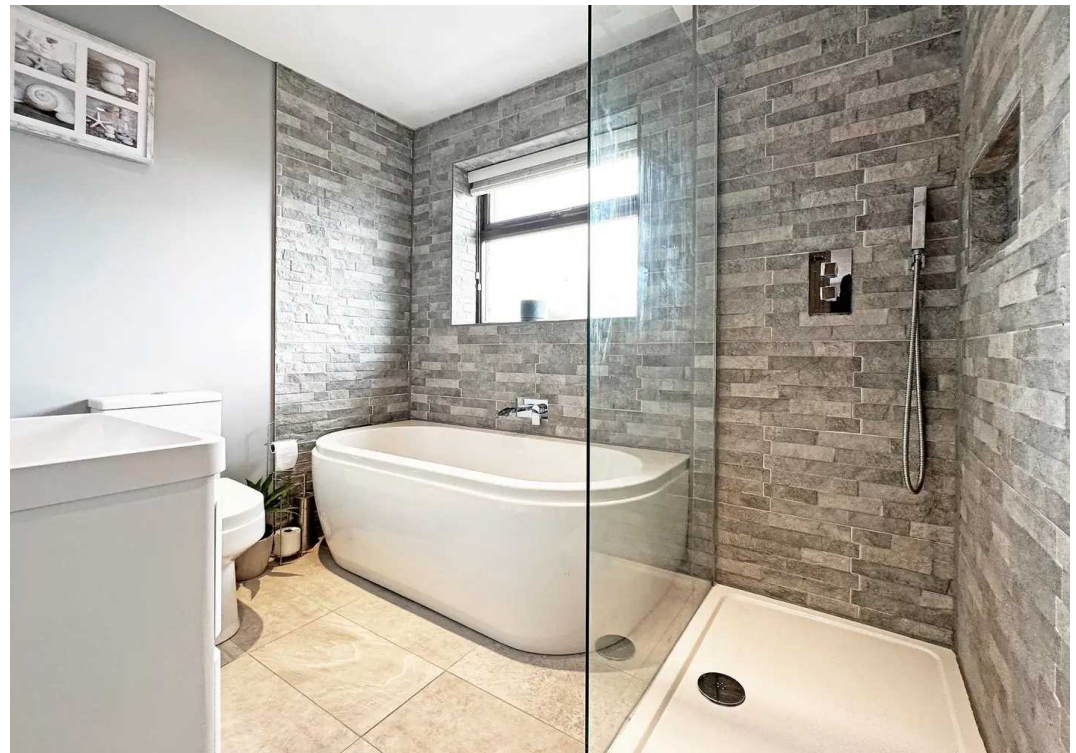
BATHROOM

8' 4" x 6' 8" (2.54m x 2.03m)

OUTSIDE THE PROPERTY

WEST FACING GARDEN

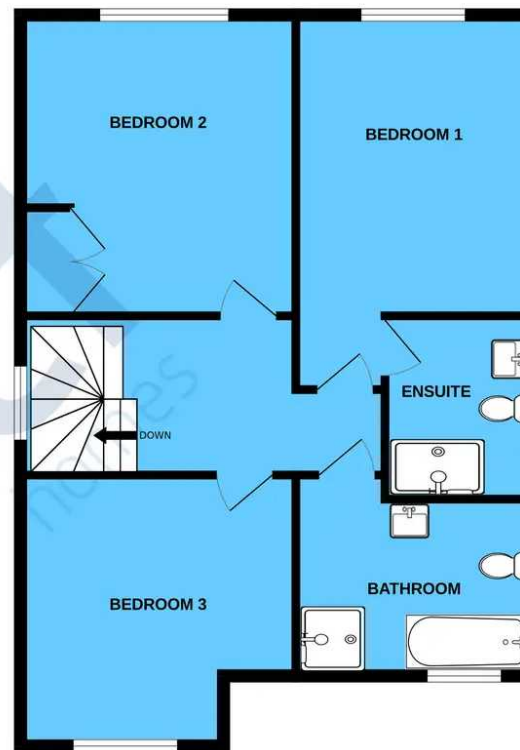
OFF ROAD PARKING



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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