



smarthomes



- A Beautifully Presented and Extended Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Re-Fitted Breakfast Kitchen

Fullbrook Close, Monkspath, Solihull, B90 4UB

A beautifully presented and extended detached family home situated in a most popular location offering accommodation comprising a lounge, dining room, family room, re-fitted breakfast kitchen, utility room, guest W.C, master bedroom with en-suite shower room, three further bedrooms, re-fitted family bathroom, driveway parking and a South/Westerly facing rear garden

£575,000

EPC Rating - C

Current Council Tax Band - E



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 tarmac driveway providing off road parking with a laid lawn area to side, shrub borders and a composite glazed door leading into



Entrance Hallway

With stripped timber effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and Oak door leading off to



Lounge to Front

16' 0" x 11' 3" (4.88m x 3.43m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, feature marble fireplace with gas fire, stripped timber effect flooring and archway to



Dining Room to Rear

14' x 8' 1" (4.27m x 2.46m) With UPVC double glazed French doors leading to rear garden, wall mounted radiator, ceiling light point, stripped timber effect flooring and Oak door to

Re-Fitted Breakfast Kitchen to Rear

15' 9" x 9' 1" (4.8m x 2.77m) Being re-fitted with a 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 ceramic hob with extractor hood over and double oven below. Space and plumbing for dishwasher, metro tiling to splash back areas, stripped timber effect flooring, radiator, ceiling spot lights, pantry, double glazed windows to the side and rear aspects and archway to



Utility Room

8' 7" x 5' 11" (2.62m x 1.8m) Being re-fitted with a range of wall, drawer and base units with a work surface over incorporating a sink and drainer unit with mixer tap. Space and plumbing for washing machine, UPVC double glazed door and window to rear, metro tiling to splash back area, stripped timber effect flooring, ceiling light point and door to

Family Room to Front

16' x 7' 7" (4.88m x 2.31m) With double glazed window to front elevation, UPVC door to side, stripped timber effect flooring, radiator, corner wash hand basin and ceiling spot lights

Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Obscure UPVC double glazed window to front, tiling to splash back areas, stripped timber effect flooring, radiator and ceiling light point

Landing

With ceiling light point, airing cupboard and Oak door leading off to

Bedroom One to Rear

11' 10" x 11' 4" (3.61m x 3.45m) With double glazed window to rear elevation, triple fitted wardrobes, radiator, ceiling light point and Oak door to

Modern En-Suite Shower Room to Rear

Being fitted with a modern white suite comprising of a shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, Porcelanosa tiling to splash prone areas, stripped timber effect flooring, ceiling spot lights and an obscure double glazed window to the rear elevation

Bedroom Two to Front

11' 1" x 8' 11" (3.38m x 2.72m) With double glazed window to front elevation, stripped timber effect flooring, radiator and ceiling light point

Dual Aspect Bedroom Three

13' 10" x 7' 8" (4.22m x 2.34m) With double glazed windows to front and rear elevations, stripped timber effect flooring, radiator and ceiling light point

Bedroom Four to Front

10' 2" max x 6' 6" max (3.1m max x 1.98m max) With double glazed window to front elevation, marble effect flooring, bespoke over stairs wardrobe, radiator and ceiling light point

Re-Fitted Family Bathroom to Side

Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Tiling to full height, ceiling light point and an obscure double glazed window to the side elevation

South/Westerly Facing Rear Garden

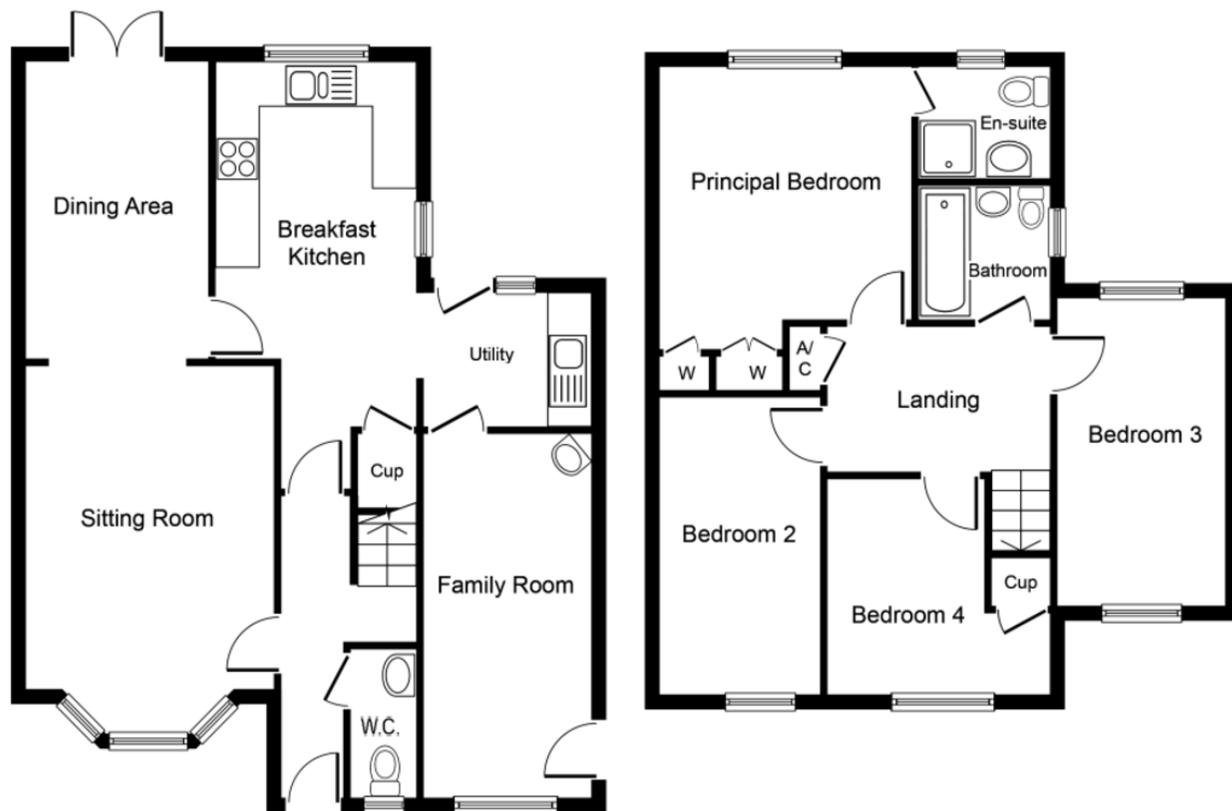
Being mainly laid to lawn with porcelain paved patio, gated side access, planted shrubs, cold water tap, external lighting and panelled fencing to boundaries

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 – E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.