



smarthomes



- A Substantially Extended Detached Family Home
- Five Bedrooms
- Three Reception Rooms
- No Upward Chain

Tilesford Close, Monkspath, Solihull, B90 4YF

A substantially extended detached family home situated in a most sought after location and benefiting from no upward chain. Offering accommodation comprising three reception rooms, modern fitted kitchen, conservatory, modern guest W.C, five bedrooms, re-fitted en-suite shower room, family bathroom, rear garden, side garage and driveway parking

Offers In Region Of £475,000

EPC Rating - D

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 laid lawn to side, exterior lighting and a composite double glazed door leading into



Entrance Hallway

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



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, radiator and ceiling light point



Lounge to Front

14' 5" x 14' 5" (4.4m x 4.4m) With UPVC double glazed window to front elevation, two wall mounted radiators, ceiling light point, living flame gas fire with stone hearth, inlay and surround, door to family room and archway to

Dining Area to Rear

11' 9" x 7' 10" (3.6m x 2.4m) With a wall mounted radiator, ceiling light point, door to kitchen and UPVC double glazed French doors leading to



Conservatory

13' 1" x 8' 10" (4m x 2.7m) With UPVC double glazed windows, polycarbonate roof, laminate flooring, radiator, wall lighting, double glazed French doors leading out to the rear garden and a single glazed door and window combo leading to

Modern Fitted Kitchen to Rear

Being L shaped and fitted with a range of wall, base and drawer units with a work surface over incorporating a ceramic 1 1/2 bowl sink and drainer unit with mixer tap over. Space for Range style cooker with extractor hood over, space and plumbing for dishwasher, tiling to splash back areas and floor, radiator, two ceiling light points and a double glazed window to the rear aspect

Family Room to Front

16' 4" x 7' 10" (5m x 2.4m) With UPVC double glazed window to front elevation, wall mounted radiator, two ceiling light points, courtesy door to garage and stairs rising to

Landing

With ceiling light point, loft hatch, two useful storage cupboards and doors leading off to

Bedroom One to Front

13' 1" max x 8' 2" (4m max x 2.5m) With double glazed window to front elevation, radiator, ceiling light point and door to

Re-Fitted En-Suite Shower Room to Side

Being re-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, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the side elevation

Bedroom Two to Front

13' 5" max x 7' 6" (4.1m max x 2.3m) With double glazed window to front elevation, a range of built in wardrobes, radiator and ceiling light point

Bedroom Three to Rear

10' 5" x 8' 2" (3.2m x 2.5m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Four to Rear

7' 6" x 6' 2" (2.3m x 1.9m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Five to Front

7' 10" x 5' 10" (2.4m x 1.8m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

6' 2" x 5' 10" (1.9m x 1.8m) Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

Rear Garden

Being mainly laid to lawn with paved patio area, panelled fencing to boundaries, gated side access and a single glazed door leading to

Garage

15' 8" x 8' 6" (4.8m x 2.6m) Located at the side of the property with an up and over door for vehicular access, space and plumbing for washing machine, wall mounted gas central heating boiler, ceiling light point and courtesy door to family room

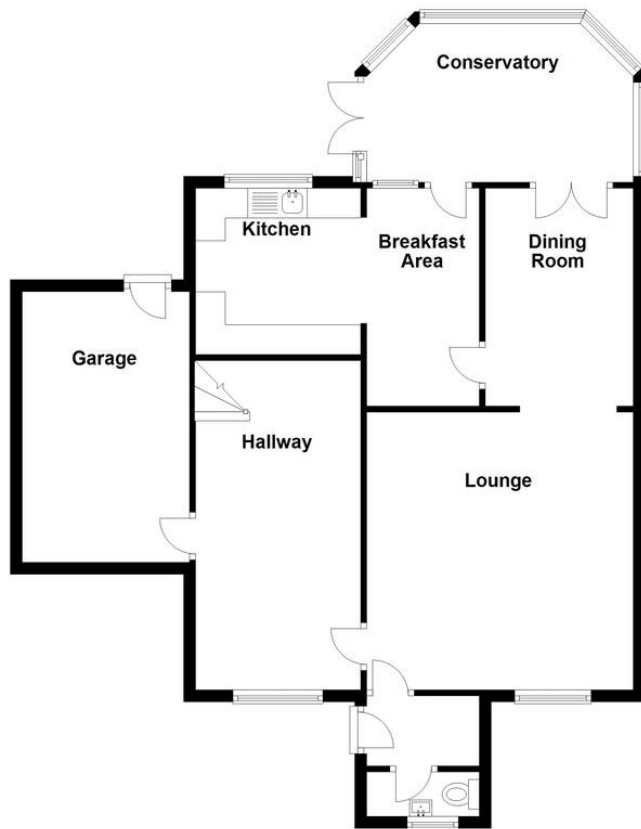
Tenure

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 Nigel Hodges. Current council tax band – E

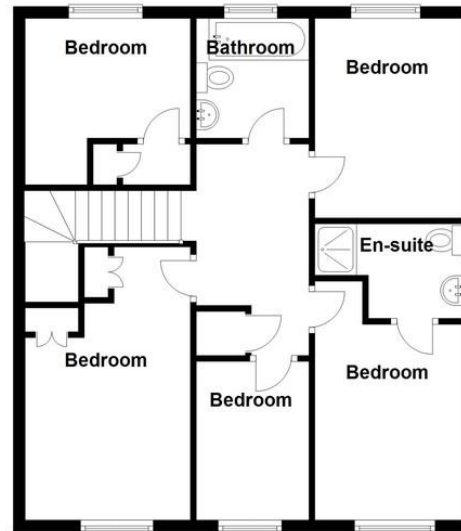


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 90.9 sq. metres (978.5 sq. feet)



First Floor
Approx. 62.0 sq. metres (667.5 sq. feet)



Total area: approx. 152.9 sq. metres (1646.0 sq. feet)



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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 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 are advised to recheck the measurements.