



smarthomes

## Tilesford Close

Monkspath, Solihull, B90 4YF

- A Well Presented Semi Detached Property
- Two Bedrooms
- Lounge Diner
- Modern Kitchen
- South East Facing Rear Garden
- Off Road Parking

**£285,000**

EPC Rating 61

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 tarmac and paved driveway providing off road parking extending to lawned fore garden and paved pathway extending to courtesy gate to side and double glazed door leading into

### **Enclosed Porch**

With double glazed window, tiled flooring, wall lighting, cloaks hooks and obscure double glazed door leading through to



### **Entrance Hallway**

With ceiling light point, radiator, stripped timber effect flooring, wall mounted alarm control panel, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

### **Lounge Diner to Rear**

11' 11" x 15' 4" (3.63m x 4.67m) With UPVC double glazed sliding patio doors leading out to the South East facing rear garden, obscure double glazed window to side, two ceiling light points, dado rail, coving to ceiling, radiator and door to useful storage cupboard



### **Modern Kitchen to Front**

5' 8" x 9' 2" (1.73m x 2.79m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven, space and plumbing for washing machine, space for fridge freezer, tiled flooring, ceiling light point and double glazed window to front



### **Accommodation on the First Floor**

#### **Landing**

With ceiling light point, access to loft space with drop down ladder, built-in store cupboard and doors leading off to

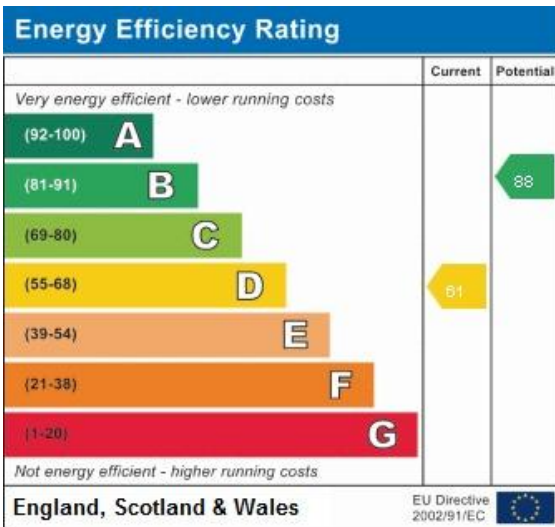


### Bedroom One to Rear

9' 6" x 11' 11" (2.9m x 3.63m) With double glazed window to rear elevation, radiator, freestanding wardrobe and ceiling light point

### Bedroom Two to Front

8' 6" x 8' 7" (2.59m x 2.62m) With double glazed window to front elevation, radiator, ceiling light point, coving to ceiling and over-stairs storage cupboard housing combination boiler



### Family Bathroom

Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, WC with enclosed cistern and vanity wash hand basin, obscure double glazed window to side, tiling to walls and floor, ladder style radiator and ceiling light point

### South East Facing Rear Garden

Being mainly laid to lawn with paved patio, panelled fencing to boundaries, shrub borders, paved terrace to rear, timber potting shed and gated side access to front

### 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



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