



smarthomes

## Norcombe Grove

Monkspath, Solihull, B90 4PF

- A Modern Style End-Terrace Property
- Two Bedrooms
- Breakfast Kitchen
- Conservatory
- No Upward Chain

**Offers Over £275,000**

EPC Rating 63

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 block paved and tarmacadam driveway providing off road parking extending to UPVC double glazed door leading into

### **Entrance Hallway**

With ceiling light point, radiator, laminate flooring and archway off to



### **Breakfast Kitchen to Front**

9' 3" x 8' 4" (2.82m x 2.56m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit, further incorporating a 4 ring gas hob with extractor fan over and oven below. Space and plumbing for washing machine and tumble dryer, wall mounted gas central heating boiler, tiling to splash back areas, radiator, ceiling light point and a double glazed window to the front aspect



### **Lounge**

15' 6" x 12' 7" (4.73m x 3.85m) With stairs rising to the first floor, laminate flooring, wall mounted radiator, ceiling light point, a double glazed window to rear and a double glazed door leading to

### **Conservatory**

12' 3" x 9' 7" (3.75m x 2.94m) Of UPVC construction with French doors leading to the rear garden, polycarbonate roof, radiator and laminate flooring



### **Landing**

With a ceiling light point, airing cupboard and door to

### **Bedroom One to Rear**

12' 4" max x 11' 11" max (3.76m max x 3.65m max) With double glazed window to rear elevation, radiator and ceiling light point



### Bedroom Two to Front

9' 4" x 5' 10" (2.85m x 1.8m) With double glazed window to front elevation, over stairs storage cupboard, radiator and ceiling light point

### Family Shower Room to Front

6' 1" x 5' 11" (1.86m x 1.82m) Being fitted with a white suite comprising of a corner shower enclosure, wall mounted wash hand basin and a low flush W.C. Tiling to full height and floor, ceiling light point and an obscure double glazed window to the front elevation



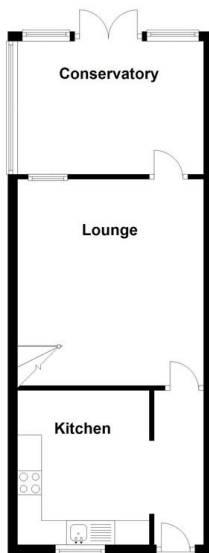
### Low Maintenance Rear Garden

Being mainly paved for ease of maintenance with gated side access and panelled fencing to boundaries

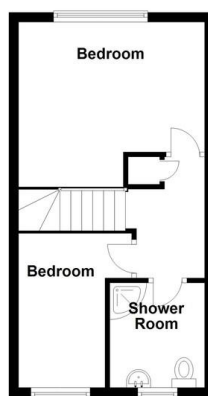
### Tenure

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 Nigel Hodges. Current council tax band - C

**Ground Floor**  
Approx. 40.5 sq. metres (436.1 sq. feet)



**First Floor**  
Approx. 29.4 sq. metres (316.6 sq. feet)



Total area: approx. 69.9 sq. metres (752.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.