



smarthomes



- A Substantial Semi Detached Property
- Seven Bedrooms
- Impressive Master Suite
- Luxury Four Piece Family Bathroom & Two Shower Rooms

Hay Lane, Monkspath, Solihull, B90 4EG

Offers Over £525,000

A substantial semi detached property offering versatile living accommodation with two reception rooms/ground floor bedrooms, ground floor shower room, lounge diner, kitchen, guest WC, home office/utility room, master bedroom with en-suite shower room & dressing room/nursery to first floor with two further double bedrooms, luxury four piece family bathroom, two further top floor bedrooms & shower room, rear garden and off road parking.
EPC Rating - 50



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 driveway providing off road parking extending to gated side access and composite front door leading into



Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

Reception Room Two/Bedroom Seven to Front

12' 6" x 10' 6" (3.81m x 3.2m) A versatile room with double glazed window to front elevation, contemporary radiator, ceiling light point and door leading to



Guest WC/En-Suite WC

With low flush WC, pedestal wash hand basin with tiling to splashback, slate effect flooring and ceiling light point



Spacious Dual Aspect Lounge Diner

27' 11" x 23' 4" (8.51m x 7.11m) With double glazed window to front elevation, two double glazed windows to rear elevation, recess and hard-wiring for wall mounted television, two contemporary radiators, two ceiling light points, part glazed door to kitchen and door leading into



Home Office/Utility Room to Side

10' 6" x 9' 2" (3.2m x 2.79m) With high gloss fitted wall, drawer and base units, marble effect worktop and desktop, sink and drainer unit with mixer tap, tiling to splashback areas, tiled flooring, ceiling light point, obscure double glazed window to side and UPVC double glazed door leading to side passage



Kitchen

11' 10" x 10' 2" (3.61m x 3.1m) Having the facility to create family kitchen room and being fitted with a range of wall, drawer and base units incorporating glazed display cabinets with complementary marble work surfaces and matching upstands, inset sink with mixer tap, ceramic hob with feature splashback and extractor canopy over, inset eye-level oven and grill, integrated dishwasher and fridge freezer, under-cupboard lighting, wall mounted electric heater, ceiling spot lights, tiled flooring, double glazed window to side, UPVC obscure double glazed door to rear garden and part glazed door leading through to

Inner Lobby

With ceiling light point, built-in cupboard and doors leading off to

Shower Room to Side

8' 10" x 4' 3" (2.69m x 1.3m) Being fitted with a three piece white suite comprising over-sized shower enclosure with thermostatic rainfall shower, WC with enclosed cistern and vanity sink with storage below, obscure double glazed window to side, tiling to water prone areas and floor, ladder style radiator, shaver socket, extractor and ceiling light point

Reception Room Three/Bedroom Six to Rear

11' 10" x 11' 10" (3.61m x 3.61m) A versatile room with double glazed window overlooking the rear garden, ceiling light point, electric panel heater, radiator and a range of fitted wardrobes

Accommodation on the First Floor Landing

With double glazed window to side, ceiling light point, radiator, stairs leading to the second floor accommodation and doors leading off to

Bedroom One to Front

17' 9" x 11' 2" (5.41m x 3.4m) With double glazed window to front elevation, ceiling light point, radiator, door to dressing room/nursery and door leading into

Re-Fitted En-Suite Shower Room to Front

7' 10" x 4' 3" (2.39m x 1.3m) Being fitted with a three piece white suite comprising corner shower enclosure with electric shower, low flush WC and vanity wash hand basin with storage below, obscure double glazed window to front, complementary slate effect tiling to splashback areas and floor, ladder style radiator and ceiling light point

Dressing Room/Nursery to Rear

10' 6" x 7' 10" (3.2m x 2.39m) With double glazed window to rear elevation, radiator, spot lights to ceiling and coving to ceiling

Bedroom Two to Front

13' 9" x 9' 2" (4.19m x 2.79m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Rear

13' 9" x 9' 10" (4.19m x 3m) With two double glazed windows to rear elevation, radiator, ceiling spot lights and coving to ceiling

Luxury Four Piece Family Bathroom to Rear

13' 9" x 7' 10" (4.19m x 2.39m) Being fitted with a four piece white suite comprising; tiled panelled bath, over-sized shower cubicle with thermostatic rainfall shower, body jets and additional handheld shower attachment, low flush WC and twin vanity sinks with storage below, obscure double glazed window to rear, complementary tiling to walls and floor, contemporary radiator and ceiling light point

Accommodation on the Second Floor Landing

Having restricted head height with Velux window, study area with fitted storage and doors leading off to

Bedroom Four

14' 7" x 11' 10" (4.44m x 3.61m) With Velux window, spot lights to ceiling and radiator

Shower Room

Being fitted with a three piece white suite comprising shower enclosure with thermostatic rainfall shower, WC with enclosed cistern and vanity wash hand basin, fitted cupboards, complementary tiling to water prone areas and floor, ladder style radiator, ceiling light point and Velux window

Bedroom Five

With Velux window, radiator and ceiling spot lights

Rear Garden

Having a shaped lawned area, paved pathways, mature shrub borders and gated access to side

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.





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