



smarthomes

Norcombe Grove

Monkspath, Solihull, B90 4PF

- A Mid Terrace Property In A Quiet Cul-De-Sac Location
- Two Bedrooms
- Modern Family Bathroom
- No Upward Chain

£260,000

EPC Rating 74

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 with allocated parking and Cotswold stone chipping fore garden with paved pathway extending to canopy porch with UPVC obscure double glazed door leading through to

Entrance Hallway

With ceiling light point, radiator, door to lounge diner and archway leading into



Kitchen to Front

9' 2" x 8' 2" (2.8m x 2.5m) Being fitted with a range of wall and base units with laminate 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 and dishwasher, space for fridge freezer, wall mounted Ideal boiler, radiator, ceiling light point, double glazed window to front elevation



Lounge Diner to Rear

15' 5" x 12' 1" (4.7m x 3.7m) With stairs leading to the first floor accommodation, ceiling light point, radiator, double glazed window to rear and UPVC double glazed door leading out to the rear garden

Accommodation on the First Floor

Landing

With loft access, ceiling light point, airing cupboard and doors leading off to



Bedroom One to Rear

12' 1" x 11' 9" (3.7m x 3.6m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Two to Front

9' 2" x 5' 10" (2.8m x 1.8m) With double glazed window to front elevation, radiator, ceiling light point and useful storage cupboard



Modern Family Bathroom to Front

5' 10" x 5' 2" (1.8m x 1.6m) Being fitted with a modern three piece white suite comprising; panelled bath with electric shower over and glazed screen, low flush WC, and pedestal wash hand basin with complementary tiling to walls and floor, obscure double glazed window to front, extractor and ceiling light point

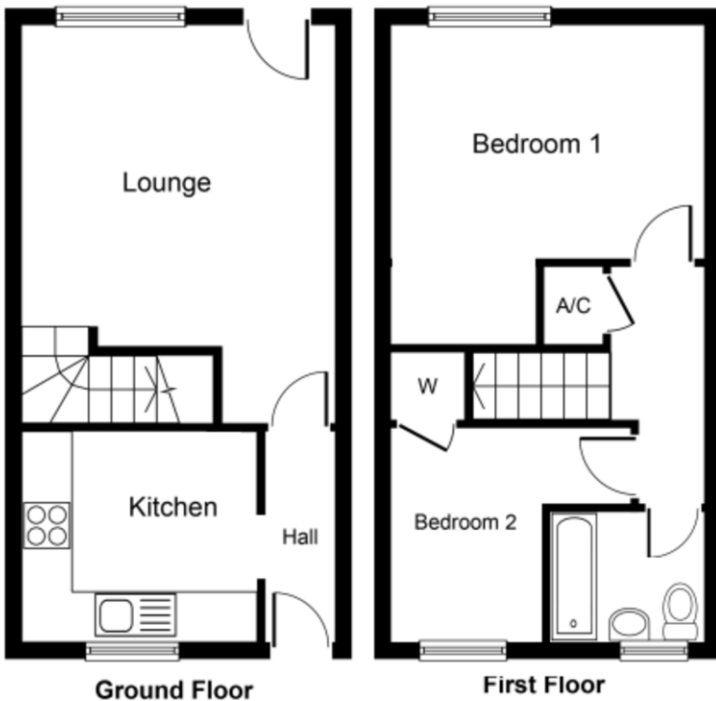
Low Maintenance Rear Garden

With paved patio, paved pathway, terrace to rear, potting shed, fencing to boundaries, Cotswold stone chipping area and mature shrubs and bushes



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C	74	
(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.