



smarthomes



- A Well Maintained & Extended Detached Family Home
- Three Good Size Bedrooms
- Two Reception Rooms
- En-Suite Shower Room

Friary Avenue, Monkspath, Solihull, B90 4SZ

A well maintained and extended detached property situated in a discreet cul-de-sac location. Offering accommodation comprising a spacious lounge, separate dining room, conservatory, fitted kitchen, utility room, guest W.C, master bedroom with en-suite shower room, two further double bedrooms, family bathroom, Westerly facing rear garden, driveway parking and double garage

Offers Over £520,000

EPC Rating - TBC

Current Council Tax Band – E

DRAFT SALES BROCHURE



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 with a laid lawn area to side and an open porch with a UPVC double glazed door leading into



Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to



Fitted Kitchen to Front

10' 11" x 7' 5" (3.33m x 2.26m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Eye level electric oven, integrated microwave, integrated slimline dishwasher and integrated larger fridge. Tiling to splash back areas, radiator, ceiling light point, obscure double glazed door to side and a double glazed window to the front aspect



Spacious Lounge to Rear

16' 10" x 12' 2" (5.13m x 3.71m) With double glazed sliding patio doors leading to conservatory, double glazed window to rear, brick fireplace with tiled hearth and living flame gas fire, two wall mounted radiators, ceiling light point and archway to



Dining Room to Rear

12' 0" x 8' 6" (3.66m x 2.59m) With a UPVC double glazed window overlooking rear garden, wall mounted radiator and ceiling light point

Conservatory

20' 4" x 9' 4" max (6.2m x 2.84m max) With double glazed windows, polycarbonate roof, double glazed French doors leading out to the rear garden, tiled flooring, radiator, ceiling light and fan, two wall light points and door to

Utility Room

12' 2" x 8' (3.71m x 2.44m) Fitted with a range of wall, drawer and base units with a work surface over incorporating a sink and drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer, tiling to splash back area and floor, central heating radiator, ceiling light point and courtesy door to garage

Guest W.C

Being fitted with a suite comprising a low flush W.C and wall mounted wash hand basin. Obscure UPVC double glazed window, tiling to splash back areas, radiator and ceiling light point

Landing

With ceiling light point, loft hatch and doors leading off to

Bedroom One to Rear

12' 4" x 10' 2" (3.76m x 3.1m) With double glazed window to rear elevation, radiator, ceiling light point, fitted wardrobes with vanity area and door to

En-Suite Shower Room to Front

8' 5" max x 7' 4" (2.57m max x 2.24m) Being fitted with a suite comprising of a corner shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, tiling to full height, ceiling light point and an obscure double glazed window to the front elevation

Bedroom Two to Rear

15' 5" x 10' 11" max (4.7m x 3.33m max) This spacious room offers the potential to split into two bedrooms with a dividing wall and benefits from two double glazed windows to rear elevation, two radiators and two ceiling light points

Bedroom Three to Front

8' 5" x 8' 2" (2.57m x 2.49m) With double glazed window to front elevation, over stairs storage cupboard, mirror fronted fitted wardrobe, radiator and ceiling light point

Family Bathroom to Front

Being fitted with a suite comprising of a panelled bath with shower over, vanity 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 front elevation

Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio, hedging and panelled fencing to boundaries and gated side access

Double Garage

17' x 16' (5.18m x 4.88m) Located at the side of the property with a part dividing wall, electric metal up and over door for vehicular access, floor units with work surface over, wall mounted gas central heating boiler, ceiling light point and courtesy door to utility

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 - E





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