



smarthomes

Hay Lane

Monkspath, Solihull, B90 4EQ

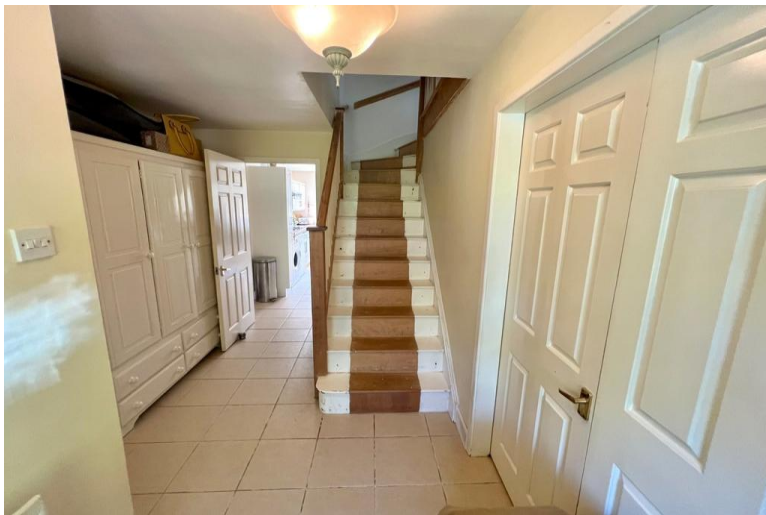
- A Four Double Bedroom Detached Property
- Two Reception Rooms & Breakfast Kitchen
- En-Suite Bathroom, Family Bathroom & Guest WC
- South Facing Rear Garden
- Potential To Extend Subject To Planning Permission

£525,000

EPC Rating 64

Current Council Tax Band E





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 lawned fore garden with tarmacadam driveway providing generous off road parking extending to two garage doors, exterior lighting, gated side access to rear garden and part glazed front door leading through to

Entrance Hallway

With ceiling light point, radiator, tiled flooring, stairs leading to the first floor accommodation and doors leading off to



Guest WC

With obscure window to front, low flush WC, vanity wash hand basin, tiling to half height, tiled flooring and ceiling light point

Lounge to Front

20' 0" into bay x 11' 9" (6.1m x 3.6m) With bay window to front elevation, two obscure windows to side, two radiators, two ceiling light points, engineered wooden flooring, electric fire with tiled hearth and wooden surround and doors leading through to

Dining Room to Rear

10' 2" x 10' 2" (3.1m x 3.1m) With double glazed sliding patio doors leading out to the rear garden, engineered wooden flooring, ceiling light point, radiator and door leading into



Breakfast Kitchen to Rear

14' 1" x 9' 6" (4.3m x 2.9m) Being fitted with a range of wall, drawer and base units with complementary wood effect 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, radiator, breakfast bar seating area, ceiling light point, tiled flooring, double glazed window to rear and door to garage

Accommodation on the First Floor

Landing

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



Bedroom One to Rear

11' 9" x 10' 5" (3.6m x 3.2m) With double glazed window to rear elevation, radiator, ceiling light point, built-in wardrobes with sliding mirrored doors, wood effect flooring and door leading into

En-Suite Bathroom

6' 6" x 4' 7" (2.0m x 1.4m) Being fitted with a three piece suite comprising; panelled bath with electric shower over, low flush WC and pedestal wash hand basin, obscure double glazed window to side, tiling to walls, radiator and ceiling light point



Bedroom Two to Front

11' 1" x 11' 1" (3.4m x 3.4m) With window to front elevation, radiator, wood effect flooring, built-in wardrobe with mirrored sliding doors and ceiling light point

Bedroom Three to Rear

10' 5" x 8' 2" (3.2m x 2.5m) With double glazed window to rear elevation, radiator, wood effect flooring, built-in storage cupboard and ceiling light point



Bedroom Four to Front

8' 10" x 8' 6" (2.7m x 2.6m) With window to front elevation, radiator, wood effect flooring and ceiling light point

Family Bathroom

6' 6" x 5' 10" (2.0m x 1.8m) Being fitted with a three piece suite comprising; panelled bath with shower over, low flush WC and pedestal wash hand basin, obscure double glazed window to side, tiling to water prone areas, radiator, shaver socket and ceiling light point

South Facing Rear Garden

Being mainly laid to lawn with paved patio, additional paved terrace, side gate access to driveway, fencing to boundaries, exterior lighting and a variety of mature shrubs and bushes



Double Garage

20' 11" x 16' 0" (6.4m x 4.9m) With two metal up and over garage doors to driveway, ceiling light points, loft access, wall mounted Worcester Bosch boiler, power points, space for tumble dryer, window to rear and part glazed door leading out to the rear garden

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 - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhll
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.