



smarthomes

Caldeford Avenue

Monkspath, Solihull, B90 4UD

- A Very Well Presented & Extended Semi-Detached Family Home
- Three Bedrooms
- Modern Extended Kitchen/Diner
- Conservatory

£399,000

EPC Rating - 63

Current Council Tax Band - D





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 tarmac driveway providing off road parking with a laid lawn area to side and a UPVC double glazed door leading into



Entrance Hallway

With an obscure UPVC double glazed window to side, ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

Spacious Dual Aspect Lounge

16' 0" max x 14' 4" max (4.88m max x 4.39m max) With a UPVC double glazed box window to front elevation, further UPVC double glazed window to rear, two wall mounted radiator, ceiling spot lights and double glazed sliding patio doors leading to



Conservatory

10' 0" x 9' 8" (3.05m x 2.95m) With double glazed windows, polycarbonate roof, wall mounted radiator, wall lighting, ceiling light and fan, stripped timber effect flooring and double glazed French doors leading out to the rear garden

Modern Extended Kitchen/Diner to Rear

18' 0" x 8' 5" (5.49m x 2.59m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Wall mounted gas central heating boiler, space and plumbing for washing machine, tiling to splash back areas, radiator, two ceiling light points, UPVC double glazed windows to side elevations and UPVC double glazed French doors to the rear aspect



Landing

With ceiling light point, double glazed window to front, loft hatch and doors leading off to

Bedroom One to Rear

13' 8" max x 8' 0" (4.19m max x 2.46m) With two double glazed windows to rear elevation, radiator, laminate flooring and ceiling light point



Bedroom Two to Rear

12' 5" max x 8' 0" (3.81m max x 2.46m) With double glazed window to rear elevation, laminate flooring, radiator and ceiling light point

Bedroom Three to Front

8' 11" x 6' 1" (2.72m x 1.85m) With double glazed window to front elevation, laminate flooring, radiator and ceiling light point

Modern Bathroom to Front

Being fitted with a modern white suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Airing cupboard, tiling to splash prone areas, laminate flooring, ceiling light point and an obscure double glazed window to the front elevation

Landscaped Rear Garden

With a feature circular lawn surrounded by a gravelled and paved patio area, panelled fencing to boundaries and courtesy door to

Garage

With an up and over door for vehicular access and eaves storage space

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 - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(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.