



Elmbridge Drive, Shirley

Offers Over £550,000





## Elmbridge Drive

Shirley, Solihull

### PROPERTY OVERVIEW

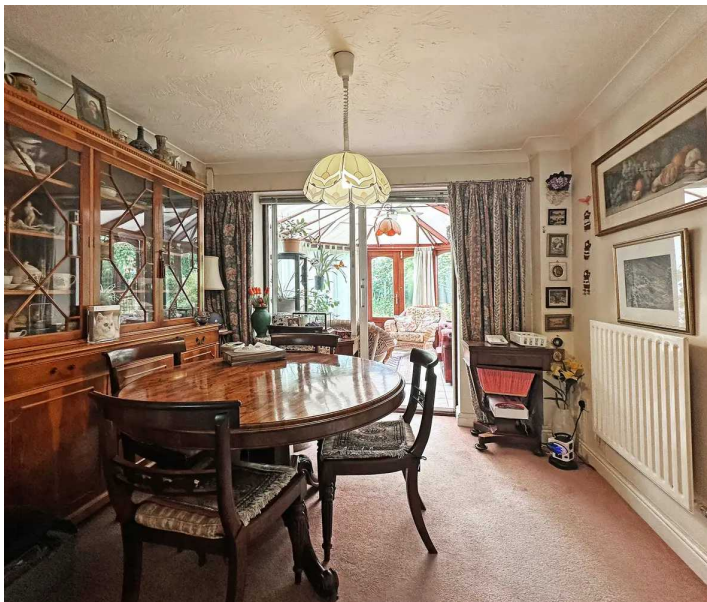
A fantastic opportunity to purchase this superb four bedroom detached situated on a corner plot adjacent to the entrance of a cul-de-sac in a most sought after residential location. This property is in need of some redecoration but offers spacious accommodation throughout benefitting from gas central heating, double glazing and has the added attraction of a South facing garden. Originally built by Clarke Homes in 1991 to the Walton design, the property briefly comprises of: entrance hall, guest cloakroom, living room, dining room, conservatory, breakfast/kitchen, utility room, four bedrooms, ensuite bathroom, family bathroom, double garage and South facing garden.

### PROPERTY LOCATION

Monkspath is an established housing estate and community in Solihull, It encompasses at the heart of the community a convenience store/post office, a small supermarket, pharmacy, hairdressers and a pub/restaurant. It is also well served with a doctors, dentist and Monkspath primary school for all aspects of family life and has a large recreational park. Monkspath has excellent transport links with close proximity to the M42 and M40 motorways and bus and train links into Shirley, Solihull and Birmingham city centre.

Council Tax band: F

Tenure: Freehold





**ENTRANCE HALL**  
19' 4" x 3' 7" (5.90m x 1.10m)

**GUEST WC**  
5' 5" x 2' 11" (1.65m x 0.90m)

**LIVING ROOM**  
15' 11" x 11' 8" (4.84m x 3.56m)

**DINING ROOM**  
9' 10" x 9' 3" (3.00m x 2.83m)

**CONSERVATORY**  
11' 9" x 10' 4" (3.57m x 3.15m)

**BREAKFAST/KITCHEN**  
14' 0" x 9' 3" (4.26m x 2.83m)

**UTILITY**  
8' 8" x 6' 10" (2.63m x 2.08m)

**FIRST FLOOR**

**BEDROOM ONE**  
12' 6" x 12' 4" (3.82m x 3.75m)

**ENSUITE SHOWER ROOM**  
6' 5" x 5' 6" (1.96m x 1.67m)

**BEDROOM TWO**  
9' 9" x 9' 11" (2.98m x 3.03m)

**BEDROOM THREE**  
13' 0" x 8' 11" (3.95m x 2.71m)

**BEDROOM FOUR**  
9' 6" x 9' 10" (2.89m x 3.00m)

**BATHROOM**  
9' 6" x 6' 8" (2.90m x 2.04m)

**OUTSIDE THE PROPERTY**

**GARAGE**  
17' 2" x 17' 0" (5.23m x 5.19m)



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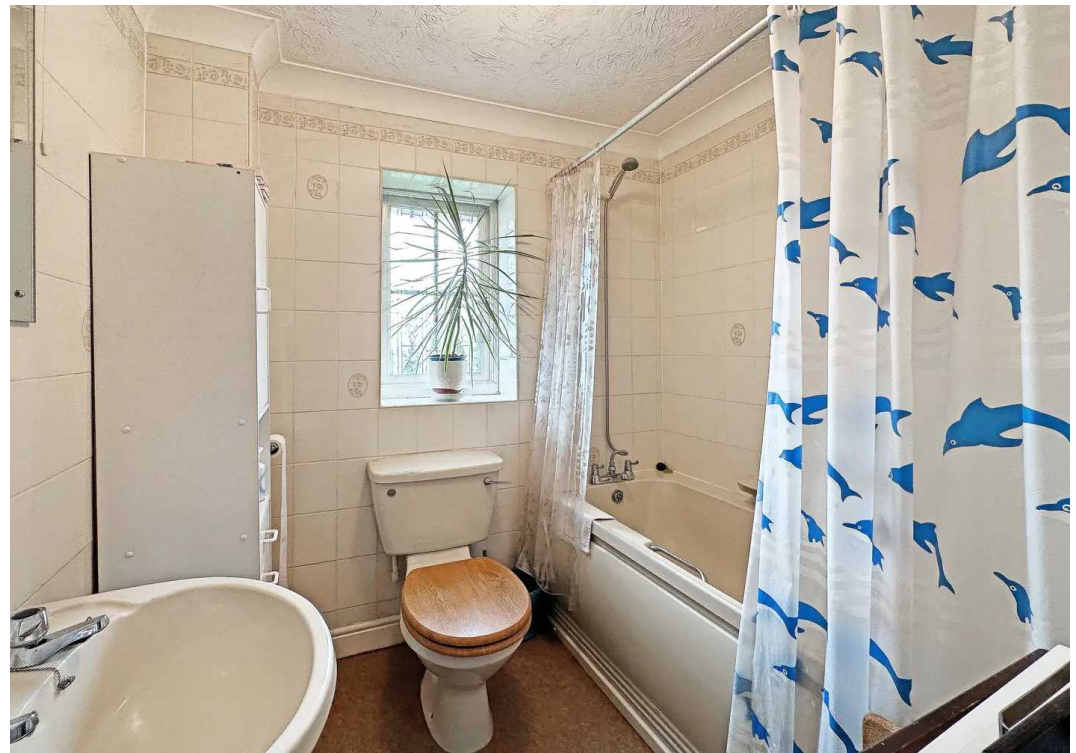
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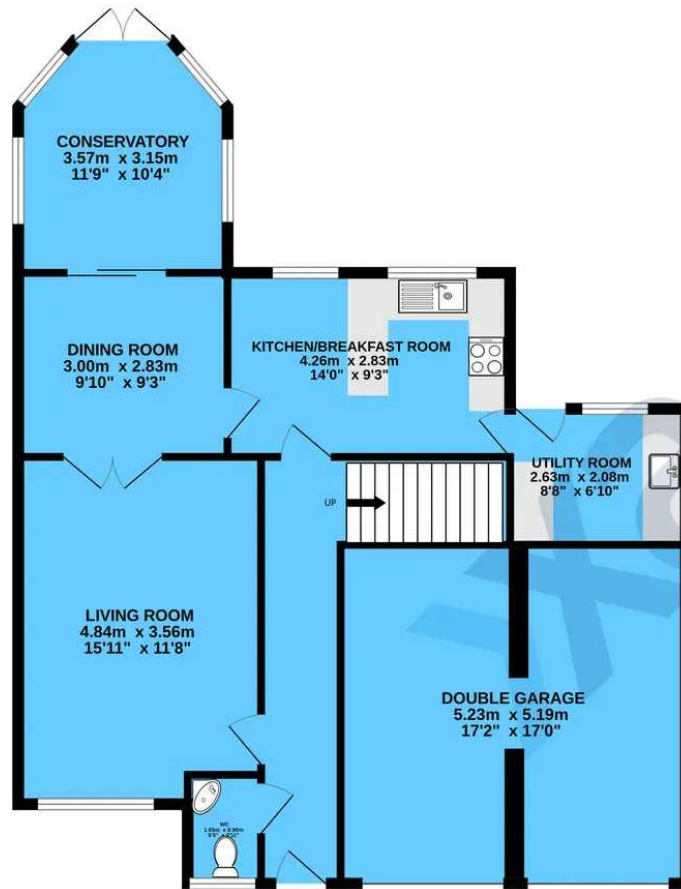
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**OUTSIDE THE PROPERTY****GARAGE**

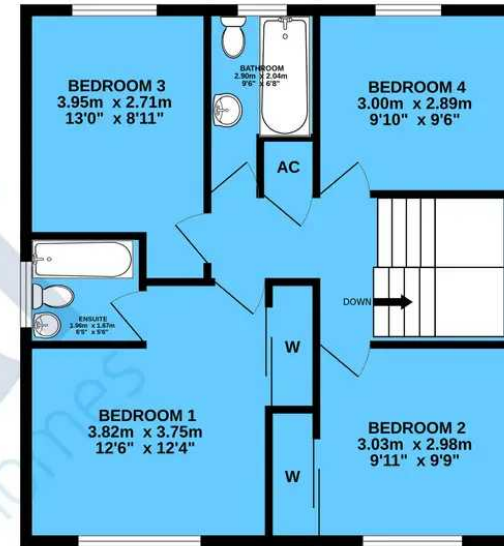
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GROUND FLOOR  
95.7 sq.m. (1030 sq.ft.) approx.



1ST FLOOR  
61.0 sq.m. (656 sq.ft.) approx.



TOTAL FLOOR AREA : 156.7 sq.m. (1686 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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