



smarthomes

Kerswell Drive

Monkspath, Solihull, B90 4PE

- A Beautifully Presented End-Terrace Property
- One Double Bedroom
- Open Plan Lounge & Re-Fitted Breakfast Kitchen
- Two Parking Spaces

£210,000

EPC Rating 63

Current Council Tax Band B





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 in a cul-de-sac location behind a lawned fore garden and tarmac driveway providing off road parking to side. Having a paved pathway extending to canopy porch with door to outside storage cupboard and composite obscure glazed front door leading through to

Open Plan Lounge & Re-Fitted Breakfast Kitchen

16' 0" x 14' 1" (4.9m x 4.3m) Being re-fitted with a contemporary range of handle-less wall, drawer and base units with complementary Quartz effect work surfaces and matching upstands, ceramic sink and drainer unit with mixer tap, four ring Induction hob with extractor canopy over, inset eye-level oven and microwave oven, integrated fridge freezer, dishwasher and washing machine, cupboard housing boiler, radiator, ceiling light points, double glazed windows to side, wood effect flooring and stairs leading to the first floor accommodation



Landing

With ceiling light point, useful storage cupboard and doors leading off to

Bedroom

10' 5" x 9' 10" (3.2m x 3.0m) With double glazed window to side elevation, radiator, ceiling light point and built-in storage cupboard





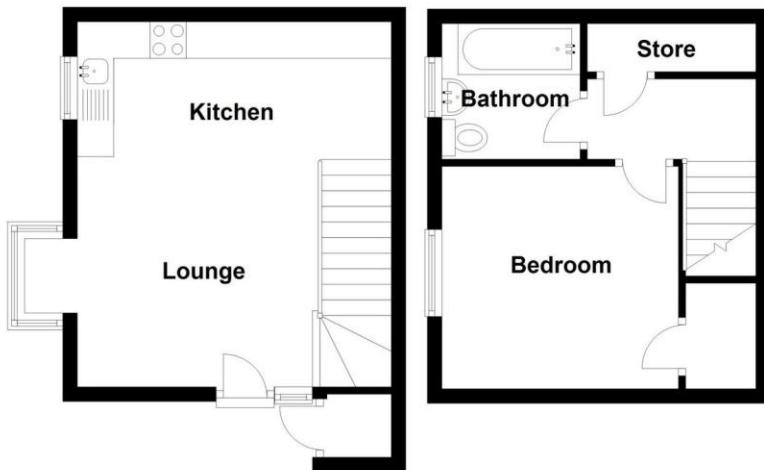
Bathroom

5' 10" x 5' 2" (1.8m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, with Metro style tiling to water prone areas, tiled flooring, obscure double glazed window to side, radiator, ceiling light point and extractor



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 - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	63	
(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 are 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.