



smarthomes

Meerhill Avenue

Monkspath, Solihull, B90 4TU

- A Well Presented Detached Property
- Three Good Size Bedrooms
- Re-Fitted Ground Floor Shower Room
- No Upward Chain

£425,000

EPC Rating - TBC

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 The 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 for two vehicles with a laid lawn area extending to the side of the property and a storm porch with a composite double glazed front door leading into



Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

Spacious Through Lounge/Diner

21' 3" x 10' 5" (6.5m x 3.2m) With UPVC double glazed window to front elevation, UPVC double glazed sliding patio door to rear garden, two wall mounted radiators and two ceiling light points

Fitted Kitchen to Rear

9' 10" x 8' 6" (3m x 2.6m) 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 and double oven below. Integrated fridge and freezer, integrated washing machine, wall mounted gas central heating boiler, tiling to splash back areas, laminate flooring, ceiling light point and a UPVC double glazed door and window combo to the rear aspect



Re-fitted Ground Floor Shower Room to Front

5' 2" x 4' 11" (1.6m x 1.5m) Being re-fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the front elevation



Landing

With ceiling light point, obscure double glazed window to side, airing cupboard, loft hatch and doors leading off to

Bedroom One to Front

11' 9" x 9' 2" (3.6m x 2.8m) With double glazed window to front elevation, useful storage cupboard, radiator and ceiling light point



Bedroom Two to Rear

11' 9" x 9' 6" (3.6m x 2.9m) With double glazed window to rear elevation, radiator, ceiling light point, useful storage cupboard and a range of built in wardrobes with over bed storage and vanity area



Bedroom Three to Rear

9' 2" x 8' 10" (2.8m x 2.7m) With double glazed window to rear elevation, radiator, ceiling light point, useful storage cupboard and a built in wardrobe with over bed storage

Family Bathroom to Front

6' 10" x 5' 10" (2.1m x 1.8m) Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the front elevation



Southerly Facing Rear Garden

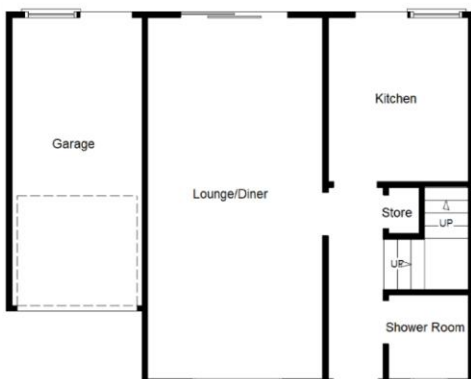
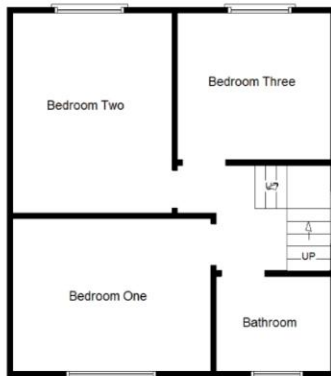
Being mainly laid to lawn with paved patio area, gated side access, hedging and panelled fencing to boundaries, mature shrubs and bushes, aluminium storage shed and a UPVC courtesy door to

Garage

17' 0" x 7' 10" (5.2m x 2.4m) Located at the side of the property with an up and over door for vehicular access, cold water tap, ceiling light point and a UPVC double glazed window to rear

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 - D



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