



## Besford Grove, Shirley

Guide Price £650,000



#### PROPERTY OVERVIEW

Situated on the popular Monkspath estate in a quiet cul-de-sac location, a fantastic opportunity to purchase this impressive five bedroom detached originally built by Clarke Homes. The property is being well maintained and benefits from gas central heating, double glazing and has the added attraction of three reception rooms and two ensuite shower rooms. The accommodation in more detail comprises of: canopy porch, reception hall, entrance hall, guest cloakroom, dining room, living room, study/family room, breakfast/kitchen, utility, conservatory, five bedrooms, two ensuite, family bathroom, garage and West 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.

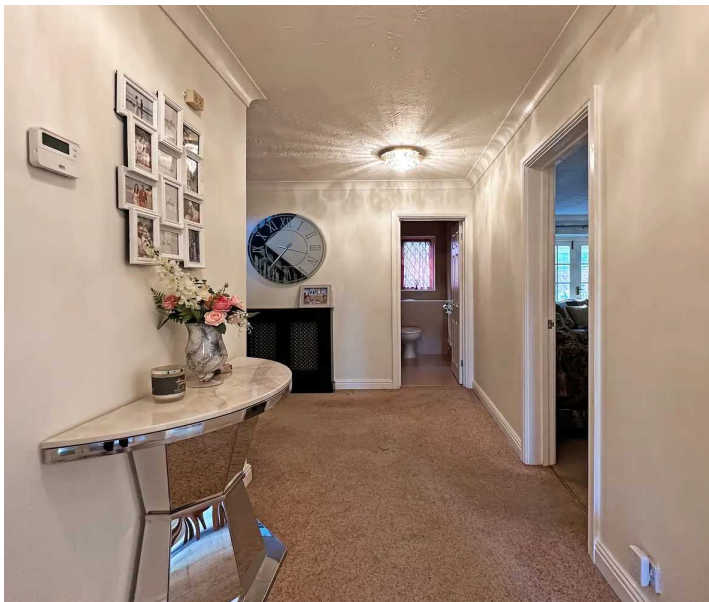




Council Tax band: G

Tenure: Freehold

- Quiet Cul-De-Sac Location
- Popular Monkspath Estate
- Spacious Five Bedroom Detached
- Three Reception Rooms
- Breakfast Kitchen
- Conservatory
- Two Ensuites
- Family Bathroom
- West Facing Garden





#### CANOPY PORCH

#### ENTRANCE HALL

#### GUEST CLOAKROOM

#### DINING ROOM

14' 2" x 11' 10" (4.32m x 3.61m)

#### LIVING ROOM

12' 6" x 18' 1" (3.81m x 5.51m)

#### STUDY / FAMILY ROOM

15' 10" x 8' 10" (4.83m x 2.69m)

#### BREAKFAST KITCHEN

11' 11" x 10' 3" (3.63m x 3.12m)

#### UTILITY

8' 8" x 5' 1" (2.64m x 1.55m)

#### CONSERVATORY

24' 2" x 8' 4" (7.37m x 2.54m)

#### FIRST FLOOR

#### BEDROOM ONE

15' 8" x 10' 6" (4.78m x 3.20m)

#### ENSUITE

#### BEDROOM TWO

12' 1" x 11' 11" (3.68m x 3.63m)

#### ENSUITE

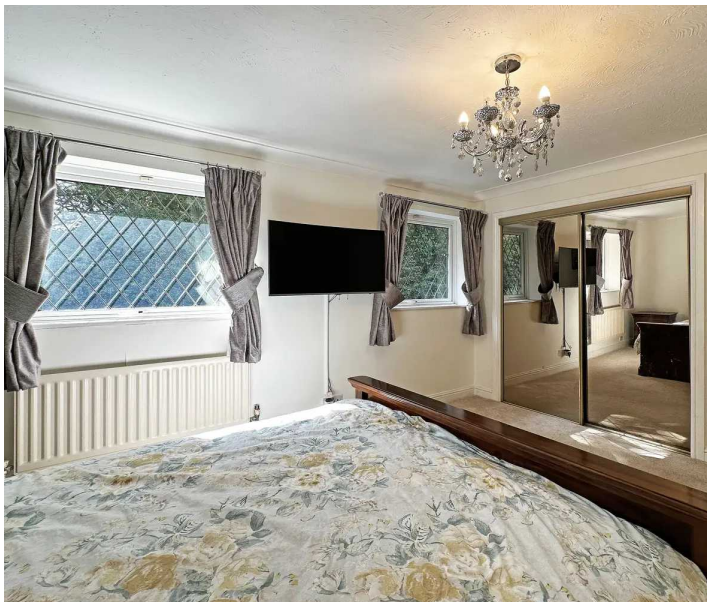
7' 7" x 6' 0" (2.30m x 1.84m)

#### BEDROOM THREE

11' 2" x 10' 0" (3.40m x 3.05m)

#### BEDROOM FOUR

10' 3" x 8' 10" (3.12m x 2.69m)



**BEDROOM FIVE**

9' 8" x 7' 0" (2.95m x 2.13m)

**BATHROOM**

5' 10" x 8' 1" (1.78m x 2.47m)

**TOTAL SQUARE FOOTAGE**

Total floor area - 194.5 sq.m. = 2094 sq.ft. approx.

**OUTSIDE THE PROPERTY****GARAGE****WEST FACING GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, integrated fridge, integrated dishwasher, all carpets and fitted wardrobes in bedrooms one, two and three.

**ADDITIONAL INFORMATION**

Services: water meter, main gas, electricity and mains sewers. Broadband: BT. Loft Space: boarded with ladder.

**MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
111.5 sq.m. (1200 sq.ft.) approx.



1ST FLOOR  
83.0 sq.m. (893 sq.ft.) approx.



TOTAL FLOOR AREA : 194.5 sq.m. (2094 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.  
Made with Metropix ©2023

**Xact Homes**

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
SALES & LETTINGS

