



smarthomes

Knowlands Road

Monkspath, Solihull, B90 4UG

- A Beautifully Presented Detached Bungalow
- Re-Fitted Kitchen
- Two Double Bedrooms with French Doors
- Landscaped South/Westerly Facing Rear Garden

Offers Over £400,000

EPC Rating - 65

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 block edged tarmac driveway providing off road parking for three vehicles with a laid lawn area to side, planted shrubs and a feature canopy porch with a composite front door leading into



Entrance Hallway

With ceiling light point, radiator, wood effect flooring and oak door leading off to

Re-Fitted Kitchen to Front

10' 11" x 5' 11" (3.33m x 1.8m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a composite sink and drainer unit with mixer tap over, further incorporating a 4 ring gas on glass hob with extractor hood over and oven below. Space and plumbing for washing machine, housing for microwave, wood effect flooring, ceiling light point and a double glazed window to the front aspect



Dining Area

11' 3" x 5' 9" (3.43m x 1.75m) With UPVC double glazed French doors to side elevation, wood effect flooring, ceiling light point, oak door to inner hallway and oak door to



Lounge to Front

12' 9" x 10' 8" (3.89m x 3.25m) With UPVC double glazed bay window to front elevation, wood effect flooring, wall mounted radiator and ceiling light point

Bedroom One to Rear

13' 1" x 7' 9" (3.99m x 2.36m) With UPVC double glazed French doors leading to rear garden, high level UPVC double glazed window to side, wood effect flooring, wall mounted radiator and ceiling light point



Bedroom Two to Rear

10' 1" max x 8' 11" (3.07m max x 2.72m) With UPVC double glazed French doors leading to rear garden, high level UPVC double glazed window to side, access to loft space, wood effect flooring, wall mounted radiator and ceiling light point



Modern Shower Room to Side

Being fitted with a modern white suite comprising of a shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, wood effect tiled flooring, ceiling light point and an obscure double glazed window to the side elevation

South/Westerly Facing Rear Garden

Being mainly laid to lawn with decked and paved patio areas with gated side access, pergola, a variety of mature shrubs and bushes, panelled fencing to boundaries and courtesy door to

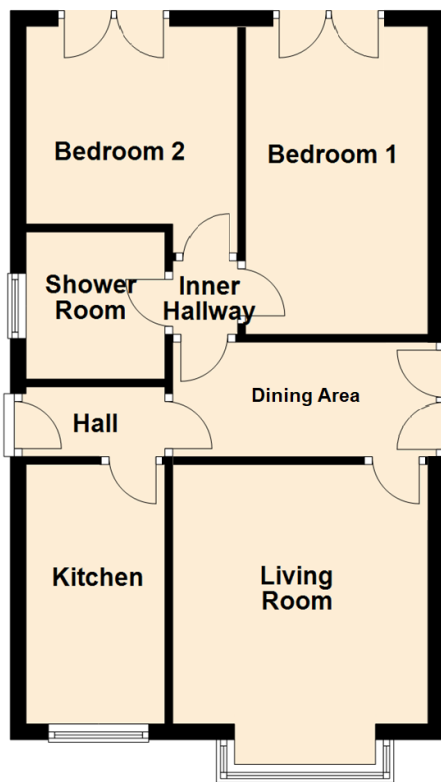


Detached Garage

16' x 9' 5" (4.88m x 2.87m) Located at the side of the property with an up and over door for vehicular access, eaves storage, window to rear and ceiling light point

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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	85	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

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